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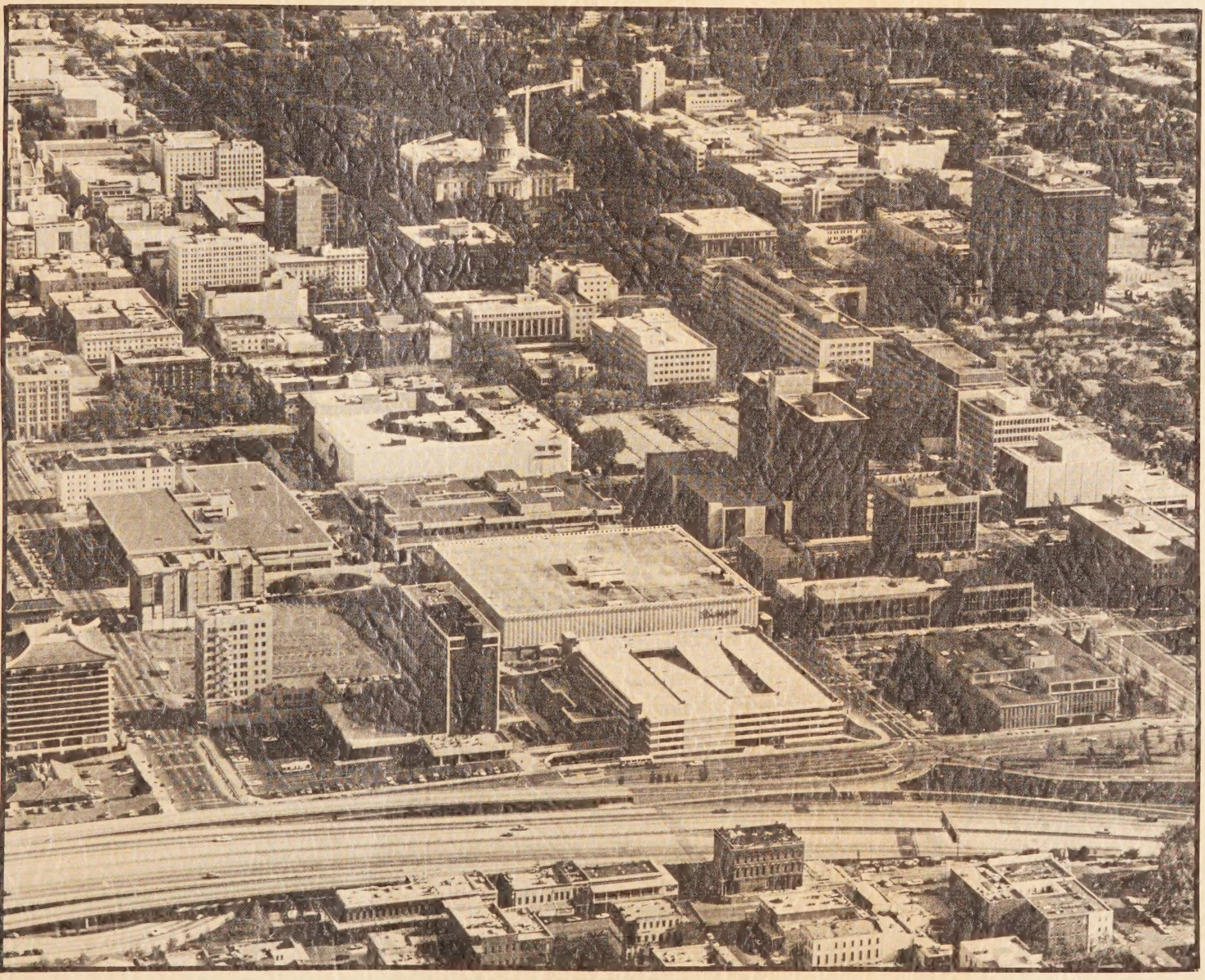
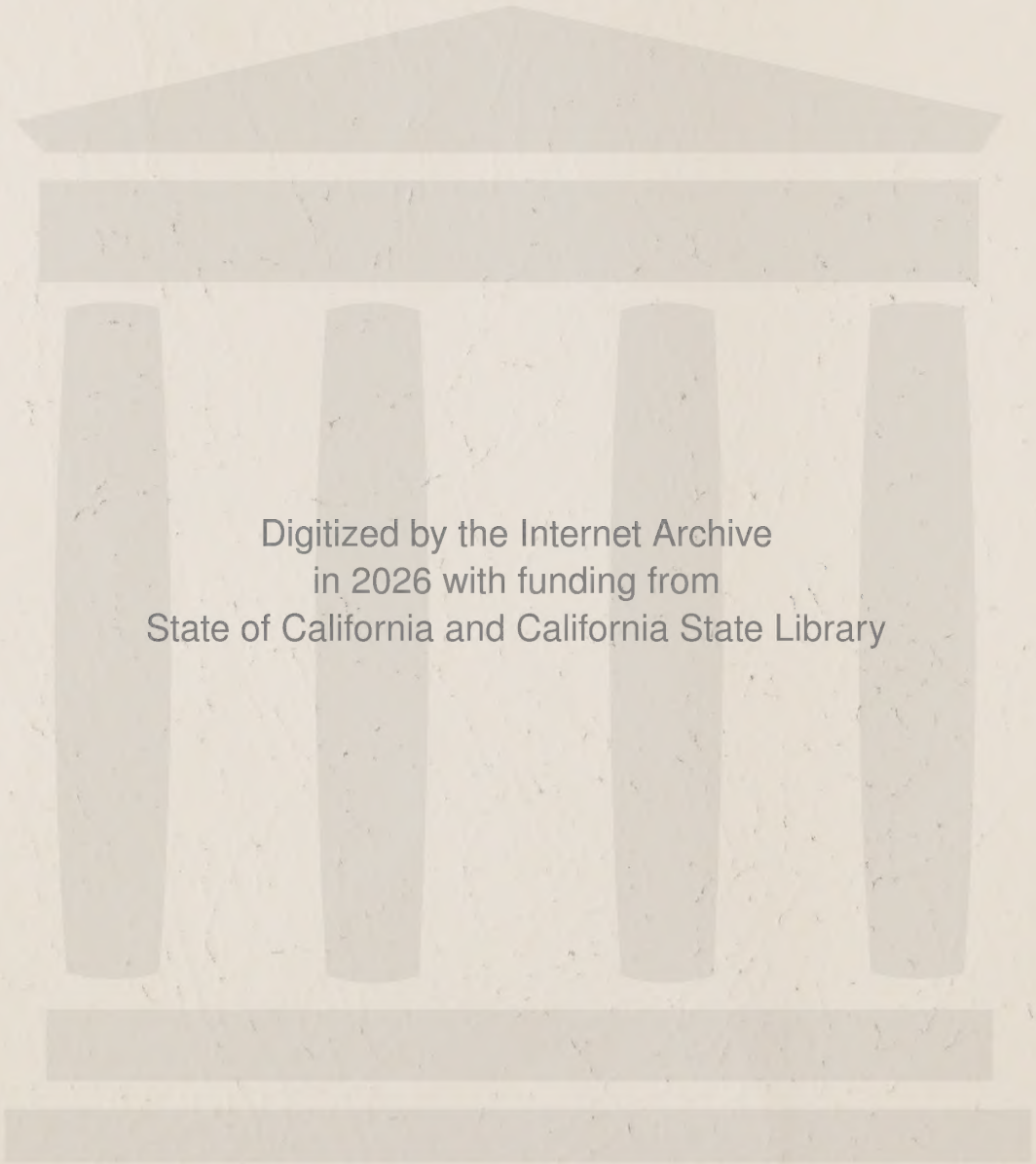
Jan 1980

# Housing AND Redevelopment Programs



ANNUAL REPORT - JANUARY 1980

Sacramento Housing and Redevelopment Agency
630 'I' Street, Sacramento, California 95814 (916) 444-9210



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## *INTRODUCTION*

*This Annual Report contains data on the many programs of the Sacramento Housing and Redevelopment Agency. Its purpose is to satisfy portions of reporting requirements of the California Community Redevelopment and Housing Law, and to inform the public on the Agency's goals of providing good housing for over 20,000 City and County residents; of revitalizing Sacramento's low/moderate income residential neighborhoods and the Central Business District through rehabilitation and new construction; and the illustration of how these goals are being accomplished.*

*The Report speaks to the low interest loan and grant programs being implemented; to the assistance offered the elderly through the emergency repair program (HOPE), to the feeding of 1,100 elderly persons daily at 17 locations; and to the $440 Million of new construction completed or proposed in seven Project Areas.*

**Sacramento Housing and Redevelopment Agency [main office] 630 "I" Street, with 108 low income elderly apartments above.**

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*SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY*
*630 I Street, Sacramento, California 95814*

*AGENCY MEMBERS (CITY OF SACRAMENTO)*

*Phillip L. Isenberg, Chairman and Mayor*

*Lloyd Connelly, Vice Chairman and Vice Mayor*
*Blaine H. Fisher*
*Thomas R. Hoeber*
*Douglas N. Pope*
*John Roberts*
*Lynn Robie*
*Anne Rudin*
*Daniel E. Thompson*

*Walter J. Slipe, City Manager*
*William Edgar, Assistant City Manager*
*Mac Mailes, Assistant City Manager for Community Development*

*AGENCY MEMBERS (COUNTY OF SACRAMENTO)*

*Joseph E. Sheedy, Chairperson*

*Illa Collin*
*C. Tobias Johnson*
*Sandra R. Smoley*
*Fred G. Wade*

*Brian H. Richter, County Executive*
*William Freeman, Assistant County Executive*

*HOUSING AND REDEVELOPMENT COMMISSIONERS*

*R. Burnett Miller, Chairperson*

*Samuel Walton, Vice Chairperson*
*Thomas Coleman*
*Hank Fisher*
*Kay Knepprath*
*Lesley Luevano*
*Alexander Miller*
*Joe Serna, Jr.*
*Richard Teramoto*

*William G. Seline, Executive Director*

*Management Team*

| | |
|---|---|
| *Robert E. Roche* | *Deputy Director* |
| *Brenton A. Bleier* | *Chief Counsel* |
| *Beverly Czoberek* | *Assistant Director - Finance* |
| *Leo T. Goto* | *Assistant Director-Research & Development* |
| *Randall P. Wagaman* | *Assistant Director-Real Estate* |
| *Carol Tregellas* | *Assistant Director-Management/Maintenance* |
| *Theodore R. Leonard* | *Project Manager* |
| *Michael Capitano* | *Chief of Community Services* |
| *George B. Beattie* | *Agency Attorney* |
| *John Abbott* | *Staff Attorney* |
| *William Smith* | *Chief of Housing Management/Maintenance* |
| *Tina Gontarski* | *Project Manager, Loans/Rehab* |
| *Elizabeth Kosman* | *Community Services Supervisor* |
| *Jerry Sykes* | *Personnel Analyst* |
| *Daniel C. Borowiak* | *Project Director-Nutrition* |
| *Joan Roberts* | *Administrative Assistant/Agency Clerk* |

## KEY SUPPORTIVE STAFF

### CENTRAL OFFICE - 630 I Street

*William Aguirre, NDP Project Coordinator*
*Carol Branan, Technical Assistant II*
*Elise Bright, Acting Community Services Assistant*
*Bill Carpenter, Senior Land Agent*
*Myrna Eberline, Community Services Supervisor*
*Gunther Grumm, Chief Land Agent*
*Betty Jarusevicius, Administrative Assistant, Legal*
*Floyd Jones, Assistant Land Agent*
*Dora Kemp, Assistant Controller*
*Charlotta Kirby, Acting Senior Land Agent*
*Fred Lang, Housing Production Coordinator*
*Ken Larsen, Property Rehabilitation Supervisor*
*Karen Magorian, Senior Accountant*
*Marilyn Mitchell, Senior Stenographer, Research and Development*
*Darlene Nickell, Steno Clerk III, Administration*
*Dimples Peterman, Steno Clerk, Community Services*
*Ben Roper, Senior Accountant*
*Jim Rosemond, Senior Land Agent*
*Joan Sandsor, Department Clerk, Finance*
*Gloria Shepherd, Administrative Assistant, Leasing and Real Estate*
*Gladys Siefkin, Secretary to Executive Director*
*Anthony Smith, Administrative Assistant, Technical and Rehabilitation*
*Cliff Steele, Technical Supervisor*
*Kenneth Stroth, Technical Supervisor*

### AREA OFFICES

| | |
|---|---|
| *Ron Barz, Area Housing Manager* | *6815 24th Street* |
| *Frank Camacho, Asst. Housing Manager* | *4930 Polk Street* |
| *Doris Chandler, Community Services Coordinator* | *6119 63rd Avenue* |
| *Cherrie Chumley, Personnel Clerk* | *488 I Street* |
| *Monika Curry, Administrative Assistant, SENP* | *2418 K Street* |
| *Natalie D'Agostini, Director-Foster Grandparents* | *452 I Street* |
| *Evelyn Dooley, Admin. Director, Del Paso Hgts. PAC* | *1142 Grand Avenue* |
| *Edith Frazier, Asst. Housing Manager* | *4930 Polk Street* |
| *Tony Gonzales, Asst. Housing Manager* | *6511 Elder Creek Road* |
| *Bill Haynes, Asst. Housing Manager* | *615 S Street* |
| *Armando Herrera, Asst. Housing Manager* | *240 Seavey Circle* |
| *Blanche Hill, Community Services Specialist* | *3639 4th Avenue* |
| *Vivian Jones, Director-Child Care Center* | *240 Seavey Circle* |
| *Jerry Junk, Asst. Housing Manager* | *4930 Polk Street* |
| *Bud Laurin, Chief of Building Maintenance* | *615 S Street* |
| *Pete Leonard, Asst. Housing Manager* | *321 Eliza Street* |
| *Mac McAfee, Property Manager* | *615 S Street* |
| *Bert Metcalf, Area Housing Manager* | *240 Seavey Circle* |
| *Robert Peck, Asst. Housing Manager* | *1725 K Street* |
| *Tim Quintero, Project Director, Alkali PAC* | *530 12th Street* |
| *Marge Redmer, Departmental Clerk* | *404 I Street* |
| *Willie Singleton, Asst. Housing Manager* | *816 Revere Street* |
| *Jerry Vickers, Maintenance Supervisor* | *615 S Street* |
| *Leon Weston, Director, Oak Park PAC* | *3639 4th Avenue* |
| *Robert Wiedman, Area Housing Manager* | *626 I Street* |
| *Edna Williams, Asst. Housing Manager* | *6119 63rd Avenue* |
| *Barbara Williamson, Community Services Coordinator* | *1725 K Street* |

## SACRAMENTO HOUSING AUTHORITY

The Public Housing Program was created by the U.S. Housing Act adopted by Congress in 1937. The Housing Authorities for the City and County of Sacramento have been in operation since July, 1939 and June, 1940, respectively, as political subdivisions of the State. The basic objective of the Sacramento Housing Authorities is to house low-income families, elderly and handicapped persons in decent, safe and sanitary dwellings, without overcrowding, within their financial reach through subsidies provided by the Federal Government.

The State of California enacted the Housing Authorities Law, in response to the 1937 Act, which provides for federal aid to state agencies for low-rent housing projects. The first low-rent housing units in Sacramento were made available by the Housing Authority in 1942 in the New Helvetia project located on Broadway between 6th and 9th Streets which houses 360 families and senior citizens. Today, the Housing Authority operates 1,868 conventional housing units.

In 1968, the Housing Authority entered into its Leased Housing Program authorized under Section 23 of the Housing and Urban Development Act of 1965. Under this program, dwelling units are leased by the Authority from private owners and subleased to low-income families. The Authority currently has under lease 2,200 privately owned housing units.

In 1976, the Housing Authority implemented the Section 8 Housing Assistance Payments Program, created by Title II of the Housing and Community Development Act of 1974. This program provides for federal rent subsidies for participating low- and moderate-income families who may select suitable dwelling units anywhere in the County or City available at a rent not greater than the Fair Market Rent established by HUD. The program is a major step away from the conventional project housing concept as it permits the integration of subsidized households and higher-income households in the same housing accomodations.

Legislation by the State of California in 1945 and federal legislation in 1949 made it possible for California communities to embark on housing redevelopment programs. The Redevelopment Agency of the City of Sacramento was chartered on September 27, 1950, for the purpose of restoring, redeveloping or clearing blighted areas; improving public facilities; providing relocation assistance to decent, safe and sanitary housing for persons displaced by redevelopment activities; revitalizing downtown and neighborhood areas; and providing property rehabilitation loans and grants to eligible homeowners.

Early in 1973, the Sacramento City and County Housing Authorities and the Redevelopment Agency of the City combined their administrative operations at a central office located at 630 "I" Street in downtown Sacramento. The Sacramento Housing and Redevelopment Agency is governed by an appointed Board of Commissioners who report and make recommendations to the City Council and County Board of Supervisors, respectively, for final decisions.

The U.S. Department of Housing and Urban Development (DHUD) provides financial assistance through grants and subsidies, and is responsible for administering the federal government's participation in local housing programs. The San Francisco Regional HUD office and the Sacramento Federal Housing Administration (FHA) Insuring Office provide technical assistance to the Agency, and conduct periodic reviews and audits to ensure compliance with HUD guidelines and enforcement of the requirements of the Annual Contributions Contract.

1820 Capitol Ave.
84 units

1725 "K" Street
80 units

## SOME LOW-INCOME ELDERLY HIGH-RISES WITHIN THE DOWNTOWN AREA

1107 - 23rd Street
78 units

2526 "L" Street
77 units

*In addition to administering the housing and redevelopment programs, the Agency directs or coordinates a variety of community services activities for tenants housed in the various projects and complexes. These include a nutritional program for the elderly, the Golden Era Handicraft Program, the Foster Grandparent Program, teen and child care centers, infant toddler center, County Health Department Visiting Nurses services, and referral to community resources.*

## CONVENTIONAL HOUSING

### Housing Projects

*The Agency owns and operates 1,233 units of low-rent housing in three projects within the City and County of Sacramento, housing approximately 3,540 individuals.*

| Project | Total # of Units | # of bedrooms 1 | 2 | 3 | 4 | 5 |
|---|---|---|---|---|---|---|
| CAL 5-19 | 102 | - | 3 | 76 | 22 | 1 |
| New Helvetia | 360 | 86 | 176 | 152 | 40 | 4 |
| Dos Rios | 371* | 52 | 115 | 155 | 41 | 8 |
| River Oaks | 400 | 48 | 160 | 152 | 40 | - |
| Totals | 1233 | 186 | 454 | 463 | 117 | 13 |

**Includes 153 units scattered throughout the Del Paso Heights area.*

*To qualify for conventional housing, applicants must meet certain eligibility criteria, including:*

1. *Qualify as a family (2 or more persons related by blood, marriage or adoption), or*
   *be 62 years of age or over, or*
   *be disabled or handicapped; and*
2. *Fall within established monthly income limits; and*
3. *Qualify by net asset limitation ($10,000 maximum for the elderly, $5,000 for low-income families)*

*In addition to providing safe, decent and sanitary low-cost housing for the residents in the Conventional Housing Projects, the Agency also makes available to them many community services and programs, including adult education, ceramic classes, sewing lessons, a nutrition program for the elderly, health and welfare services, teen and child care centers, a Headstart Program, and Residents' Committees.*

### Elderly Housing

*Under the Conventional Housing Program, the Housing Authority also owns and operates 814 one-bedroom units and 26 studio apartments located in 14 building complexes specifically designed for the elderly, disabled or handicapped persons.*

| Housing Complexes | # of units |
|---|---|
| Riverview Apartments, 626 "I" Street | 108 |
| Sierra Vista, 1107 23rd Street | 78 |
| Washington Plaza, 1318 "E" Street | 76 |
| Colonial Heights Villa, 1 Clauss Court | 80 |
| William Land Villa, 1043 43rd Avenue | 28 |

(cont.)

| Housing Complexes (cont.) | # of units |
|---|---|
| Sherman Oaks Plaza, 3543 1st Avenue | 32 |
| Gibson Oaks, 480 Redwood Avenue | 80 |
| Capitol Terrace, 1820 Capitol Avenue | 84 |
| The Comstock, 1725 "K" Street | 80 |
| Lincoln Manor, 2845 37th Street | 18 |
| Big Trees, 2516 "H" Street | 29 |
| Sutter's Villa, 2526 "L" Street | 77 |
| Gran Casa Linda, 3725 Cypress Street | 40 |
| CAL 5-17, 917 38th Street | 30 |
| | 840 |

Each apartment is equipped with a stove and a refrigerator, and a central heating and air conditioning unit. Emergency lighting and a door buzzer/speaker system are also provided.

Recreation rooms are located at each building site for use by the residents and by outside non-profit organizations for their meetings. Other organizations such as the Blind Society, Sacramento Schools, Nutrition Program for the Elderly, Hearing Society, Public Health Services, City Library Department, and Sutter Mental Health, provide a wide variety of programs and services. The Senior Service Centers, under the auspices of the Sacramento Housing and Redevelopment Agency, is the coordinating arm for all of the recreation rooms and the provider for the services offered.

To qualify for elderly housing, residents must be 62 years of age or over, or disabled or handicapped, and be within the specified income requirements. Rents are computed at no more than 25 percent of a resident's adjusted net income. Average rents now run between $55 and $65 monthly.

## SECTION 23 LEASED HOUSING

The Authority currently has under lease a total of 2,200 privately owned housing units throughout the County of Sacramento, ranging in size from studio to 5-bedroom.

| | City | County | |
|---|---|---|---|
| 0 Bedroom | 125 | 59 | Elderly only |
| 1 " | 378 | 375 | " " |
| 2 " | 259 | 350 | Family units |
| 3 " | 180 | 182 | " " |
| 4 " | 24 | 55 | " " |
| 5 " | 7 | 1 | " " |
| Total | 973 | 1022 | |

Admission to this program is subject to the same eligibility criteria as that set forth for Conventional Housing. This program is mandated to convert to the Section 8 Housing Assistance Payments Program by December 31, 1980.

## SECTION 8 HOUSING ASSISTANCE PAYMENTS PROGRAM

### Section 8 Existing Housing

Under the Section 8 Existing Housing Program, the Authority currently has a HUD-allotment of 856 subsidies under the Annual Contributions Contract.

| Section 8 (cont.) | City | County | |
|---|---|---|---|
| 0 Bedroom | 12 | 1 | elderly only |
| 1 " | 178 | 116 | elderly and family |
| 2 " | 162 | 123 | family units |
| 3 " | 127 | 105 | " " |
| 4 " | 20 | 12 | |
| Total | 499 | 357 | |

The basic differences between this program and previous programs are (1) the income limits are much higher, allowing moderate-income families to participate, (2) participants are free to find and lease housing units in any area of the City and County, subject to established Fair Market Rents and standards for safe, decent and sanitary housing, (3) the private owner is responsible for tenant selection, rent collection, and unit maintenance and (4) the rent subsidy (difference between FMR and tenant's contribution) is paid directly to the landlord.

Section 8 Aftercare

The Housing Authority has signed a contract with the Department of Housing and Community Development of the State of California to administer the Aftercare Housing Assistance Program for Sacramento County. Under this program, the Authority currently has a state subsidy allotment of 90 one- and two-bedroom units available for disabled persons only.

The income and Fair Market Rent limitations and the leasing process are the same as for Section 8 Existing Housing units, except that applicants must be sponsored by one of the recognized organizations for the handicapped or disabled.

Section 8 Set Asides

Under this program, the Housing Authority owns and operates currently 172 housing units leased on a month-to-month basis to eligible families or elderly, handicapped or disabled persons.

| | Ping Yuen High-rise | Kennedy Estates | |
|---|---|---|---|
| 0 Bedroom | 18 | - | elderly only |
| 1 " | 39 | 24 | |
| 2 " | 13 | 32 | |
| 3 " | 2 | 24 | |
| 4 " | - | 20 | |
| Total | 72 | 100 | |

Eligibility criteria are essentially the same as for Section 8 Existing Housing units. However, instead of Fair Market Rents, HUD established a base rent and pays to the Housing Authority the difference between the base rent and the tenant's contribution.

Section 8 Substantially Rehabilitated Housing

The Housing Authority owns and operates currently 8 four-bedroom family dwellings which it purchased and rehabilitated under this special program. Eligibility criteria and rental rates are similar to Set Aside provisions.

*Section 8 New Construction*

*The Housing Authority owns and operates a 24 unit project at Broadway and San Jose Way, built through the California Housing Finance Agency consisting of 6 two-bedroom units for the handicapped and 18 three-bedroom family units. Also owned and operated by the Housing Authority are 10 three-bedroom units new construction. These 10 units are scattered throughout a residential development and were also built through the CHFA funding program.*

## *MODERNIZATION PROGRAM*

*Since 1968, the Department of Housing and Urban Development has made $7,185,317.00 in funds available specifically for the modernization, upgrading and the preservation of the structural integrity of conventional low-rent, public housing units. The Housing Authority of Sacramento began its modernization program in 1971. Modernization includes, but is not limited to, reroofing, renovation of kitchens, installation of showers, plumbing facilities for washers and dryers, rewiring, new flooring, doors, windows, parking facilities, fencing, erosion control, replacement of hazardous walks, maintenance shop facilities, etc. Modernization activities are jointly determined by tenants and Agency staff.*

*To date, the Agency has completed interior modernization in all of its 1028 Conventional housing units. Reroofing has been completed on all buildings in the Dos Rios, New Helvetia and River Oaks Housing Projects.*

*In June of 1978, funding requests were approved by the Department of Housing and Urban Development for the beginning of modernization work in the elderly and high-rise conventional projects. Reroofing, new water supply systems, emergency lighting and other miscellaneous work is completed and/or in process at 1318 "E" Street and 1107 - 23rd Street. All hazardous asphaltic walks have been replaced with concrete at 43rd Avenue. Reroofing will soon begin at 1820 Capitol Avenue and #1 Clauss Court, along with emergency lighting and other miscellaneous modernization work at 2526 "L" Street and 1725 "K" Street.*

## *MAINTENANCE DEPARTMENT*

*The Maintenance Department of the Sacramento Housing and Redevelopment Agency is charged with the maintenance of approximately 4000 housing units. Of these, 2007 are Conventional apartment units. The balance are leased single-family homes and apartments.*

*The Department consists of 63 permanent maintenance personnel and 33 CETA employees, including supervisors and clerical staff, inspectors, a dispatcher, and workers from custodians to skilled journeymen.*

*Maintenance operations originate from a central shop building located at 615 "S" Street. This building houses a storage warehouse, supervision and clerical offices, facilities for major appliance repair work, plumbing, drapery, painting*

and carpentry shop. The three large Agency-owned Conventional housing projects have their own maintenance shop at the project sites for on-the-spot maintenance and repair work. Custodians are located in the specific buildings to which they are assigned. The balance of the work is directed from the central "S" Street shop. Calls from tenants are received by the work clerk or the dispatcher who, in turn, dispatches a maintenance man to handle the problem. The Agency presently handles 500 such calls per week.

A large portion of the maintenance work is preparing vacated units for new tenants. This "turnover" procedure involves a large number of activities from yard cleanup and landscaping to complete rehabilitation of a housing unit, dependent upon the condition of a unit. The Agency completes approximately 1,200 "turnover" maintenance jobs per year.

## PREVENTIVE MAINTENANCE

In addition to the regular maintenance program, the Agency maintains a Preventive Maintenance Program for its leased housing units. A two-man crew, operating from a maintenance van, are assigned to inspect a scheduled number of homes daily for structural, plumbing, and electrical defects, and other interior or exterior damages that need repair or replacement. Appropriate billing is based upon the determination of whether the damages are normal wear and tear, tenant-caused, or an owner responsibility. The materials used for repairs or replacements average less than $10.00 per unit. Early discovery and repair of defects prevent more extensive and costly damages and maintain housing units in safe and decent condition.

## TENANT PARTICIPATION

The Commission and staff of the Sacramento Housing and Redevelopment Agency encourage tenant participation in all housing matters affecting residents. Tenant Councils have been formed, and are recognized and supported by the Agency, in the New Helvetia, River Oaks and Dos Rios housing projects. The Tenant Councils work directly with the field management staff of the Agency on day-to-day concerns. Where an overall policy question arises, Tenant Councils may make recommendations to the Central Office and/or the Community Services Committee of the Commission for consideration.

The Agency has entered into agreements with the various Tenant Councils to provide space, utilities, furniture, equipment, and supplies for on-site Tenant Council office operations, and an annual cash contribution of $3.00 per housing unit represented to cover Council activity expenses. Individual Tenant Council budgets and expenditures are subject to Agency review and approval and HUD audits. The Agency provides technical and financial advice for Tenant Councils as needed and paid staff members in some areas.

## SOCIAL POLICY STATEMENT

The Sacramento Housing and Redevelopment Agency, in providing services to the community, shall carry out the following policy:

Where social services are already in existence in the community, the Agency shall maximize their availability through a staff referral system. When there is a need for these programs on a more concentrated basis for our housing complexes, the Agency shall solicit agreements with the service agencies to provide the services in space furnished by the Sacramento Housing and Redevelopment Agency.

The Agency will only provide direct services after it has decided:

(a) the service does not exist in the community, or is of such small scale that it is not sufficient to meet the community's needs;
(b) the Agency would do the best job for the community; or
(c) the City Council or Board of Supervisors direct the Agency to do the job.

When the Agency desires to develop or expand a service as in (a) above, it will work with the appropriate service agency in the community and offer them the opportunity to seek grants and/or provide the service themselves. If they are not able to do so, the Agency will attempt to provide the services by seeking funds and organizing and staffing an appropriate service unit.

## DOS RIOS AND RIVER OAKS CHILD DEVELOPMENT CENTERS

The primary purpose of a Child Day Care Center is twofold: (1) to provide children with supervision in an educational environment with opportunities for growth and (2) to sustain the economic stability of the family. Both of these purposes support families in their efforts to become economically independent.

There are a large number of persons receiving public assistance who are either unable to seek or maintain employment or lack proper skills to enter the labor force. In times of high unemployment, this segment of our population is most

*often neglected because they lack employable skills. If these parents are trained and become employed, and child care services sustain employment and enable the parent to reduce the need for public assistance, then the service provided is a wise investment.*

*The Center's child care services are available at no cost to project residents and non-project low-income families from the surrounding area. The centers are equipped and staffed to take care of children between the ages of 2 months to 7 years. Free breakfasts, lunches and two snacks are provided for all children. The center is open Monday through Friday from 7:00 a.m. to 6:00 p.m.*

*The Center is funded by the State Department of Education. In addition, the Center receives partial reimbursement for meal expenses from the State Department of Food and Nutrition.*

*A Parent Advisory Board was organized in October, 1975. It functions primarily as a liaison between staff, parents, and community. During peak hours of attendance, parent volunteers assist Center staff with regular or special activities. In addition to the parent volunteers, students, both high school and college, work within the Center to gain experience and scholastic credits.*

## *Social Services Available to Tenants*

*Sacramento City-County Health Agency*
*Salvation Army*
*Sutter Mental Health Agency*
*Mental Health Aid Services*
*Sacramento Parks & Recreation Department (Teen Center, Playground Center, Crafts, Dances and various other activities)*
*U.C. Cooperative, Agricultural Extension, Community Garden*
*Fremont Adult Education Center*
*Well Baby Clinic*
*Department of Social Welfare*
*Community Cultural Center*
*Sacramento City Library (Bookmobile)*
*Foster Youth Program*
*Boy Scouts of America*
*Planned Parenthood*
*Girl Scouts of America*
*Legal Aid for Elderly*
*Neighborhood Study Center*
*Sacramento Elderly Nutrition Program*
*Child Care Center*
*"PALS" Program*
*Asian Clinic*
*Senior Employment Program*
*Foster Grandparents Program*
*Income Tax Assistance Program*
*English for the Foreign Born*
*YWCA Program*
*Legal Aid Society*
*Tenant Committees*
*Senior Citizen Lounge and Club*
*Sacramento Women's Center*
*Sacramento Unified School District*
*Sacramento Society for the Blind*

*Innovative Housing Proposal Under AB 333*

*The Sacramento Housing and Redevelopment Agency staff is in the process of preparing an application to the State Department of Housing and Community Development (HCD) for construction of 60 to 75 new rental units under a new program authorized by AB 333 (Hughes) and SB 229 (Roberti). A sum of $100 Million has been allocated state wide for production of rental housing. Projects will be selected on a competitive basis. HCD is presently in the process of developing administrative guidelines for the program and expects to be ready to receive applications by Fall, 1980.*

*The proposal which SHRA will submit features innovative approaches to housing lower income families with special housing needs, e.g. the handicapped, the developmentally disabled, congregate housing for the elderly, etc. Construction techniques will also be innovative and energy efficient. On October 10, 1979, the County approved the expenditure of $1,980 in P.I.L.O.T. (Payment in Lieu of Taxes) funds to retain a consultant to develop alternative development scenarios which together with input from the handicapped community will form the substantive content of the application to the state.*

*In developing the application SHRA anticipates using approximately $250,000 in local funds for site acquisition through the "Section 108" loan mechanism described above, and an additional $30,000 in CDBG funds to equip units with energy conservation devices. It is anticipated that this latter amount will not be required until the 1981-82 CDBG program year.*

*Deferred Payment Rehabilitation Loans Under SB 966*

*During 1979-80, Sacramento County obtained a set aside of $100,000 in loan funds from the State Department of Housing and Community Development to be used for deferred payment rehabilitation loans to lower income households in the Walnut Grove Cooperative Estates area. The set aside was part of a $2 Million state allocation under SB 966 (Marks). The purpose of the program is to prevent displacement of lower income households due to the cost of rehabilitation in CHFA financed rehabilitation areas. Local administration of the program is by SHRA. It is anticipated that approximately ten separate loans will be made with the current state allocation. CDBG funds will be used to cover administration costs for the program in the same manner as under the "Section 312" program.*

*It is anticipated that next year 10 million people will be available statewide for deferred payment rehabilitation loans. The County will be attempting to qualify for an additional allocation sufficient to produce at least twenty rehabilitated units under this program.*

*Retrofitting Grant Program*

*Adequate housing opportunities for physically disabled persons are currently very limited, and the cost of retrofitting existing units frequently exceeds the financial means of low-income persons and families with disabled members. This program will provide grant fund assistance for housing unit modification for eligible applicants residing in Sacramento County. Eligible retrofitting activities shall include the installation of necessary or special facilities such as ramps, railings, steps, enlarged door openings, modifications to kitchen,*

*bathrooms, and other rooms requiring retrofitting as appropriate for the safety and convenience of disabled persons. Grant awards shall not exceed $2,500 per dwelling unit. Where the cost of the retrofitting exceeds $2,500, County rehabilitation loan funds can be used. The program is available to lower income, owner occupied households anywhere within the unincorporated area.*

*The Retrofitting Grant Program did not experience sufficient usage to exhaust all funds allocated in the 1978-79 CDBG program year, (Eight Grants approved totalling $9,890 from January 1, 1979 through September 30, 1979. Two in the last quarter). Based on this experience the intent is to not allocate additional funds until present funds ($60,000) are exhausted. Should additional funds become necessary, an additional allocation will be made during the program year.*

# FOSTER GRANDPARENT PROGRAM

GOLDEN ERA HANDICRAFTS (l-r)
Edna Whetstone & Lorraine Manning

SENIOR COMPANION
PROGRAM

## FOSTER GRANDPARENT PROGRAM

### Purpose of Service

The Foster Grandparent Program was designed to provide opportunities for low-income persons, aged 60 and above, to serve as Foster Grandparents offering supportive, personalized services in health, education, welfare and related services to children having exceptional needs. Foster Grandparents serve 4 hours per day, five days a week for which they receive such benefits as an hourly, tax-free stipend; transportation reimbursement; a daily meal; an annual physical examination; excess accident/liability insurance coverage; and recognition.

The program is divided into three areas:

1) Developmental Disability Component

2) Abused, Neglected Children's Component

3) Child Care Component

The Sacramento Housing and Redevelopment Agency was originally awarded a Foster Grandparent Program grant in July, 1974.

### Statistical Data - 1979

Number of Foster Grandparent Volunteers..... 67
Number of Sites..... 30
Average Number of Children Served..... 265
Number of Volunteer Manhours.....51,703

### Agencies Served

| # Vols. | # Clients | |
|---|---|---|
| 15 | 60 | Sacramento City Unified School District (11 sites) |
| 1 | 4 | Sacramento County Office of Education |
| 6 | 24 | Community Child Care Programs (3 sites) |
| 2 | 8 | Camellia Gardens |
| 4 | 16 | Childrens Receiving Home of Sacramento |
| 2 | 8 | Mt. Olivette Meadows |
| 6 | 24 | UCD/Sacramento Medical Center |
| 4 | 16 | Laurel Hills Care for the Retarded |
| 3 | 12 | Cowell Childrens Center |
| 12 | 48 | Grace Day Home |
| 1 | 4 | Cordova Pre-School |
| 2 | 8 | Del Paso Heights School District |
| 2 | 8 | Womens Civic Improvement Club |
| 1 | 4 | Elk Grove School District |
| 3 | 12 | Sacramento Job Corps Center |
| 1 | 4 | Sutter Community Hospitals |
| 1 | 4 | Sacramento Emergency Housing |
| 1 | 1 | Alta California Regional Center |
| 67 | 265 | |

*Funding Sources*

| | |
|---|---|
| ACTION | $154,462 (7/1/79-9/30/80) |
| County Dept. of Health | $ 70,353 (9/1/79-6/30/80)* |

*Annual Capital Outlay Per Volunteer*

| | |
|---|---|
| - Stipend ($1.60 x 1,044 hours) | $ 1,671 |
| - Uniform | 15 |
| - Insurance | 12 |
| - Medical Examination | 15 |
| - Transportation ($1.35 x 261 days) | 357 |
| - Recognition | 5 |
| | $ 2,075 ($1.99 per manhour) |

**Also for Senior Companion Program - Developmentally Disabled Component*

## *SENIOR COMPANION PROGRAM*

*Purpose of Service*

*The purpose of the Senior Companion Program is to provide personal, meaningful, community service opportunities to low-income persons age 60 and over, for the benefit of adults who need an extra measure of assistance in daily living. The focus is to provide care and concern on a person-to-person, continuing relationship between the Senior Companion and the adult with special needs. The program functions in the same manner as the Foster Grandparent Program though the services are directed toward the needs of handicapped adults instead of children.*

*There are three separate areas of service:*

1) *Developmentally Disabled Component*
2) *Frail Elderly/Homebound Component*
3) *Skilled Nursing Facility Component*

*The Sacramento Housing and Redevelopment Agency initiated the program in August, 1975.*

*Statistical Data - 1979*

| | |
|---|---|
| Number of Senior Companion Volunteers | 48 |
| Number of Host Referring Agencies | 22 |
| Average Number of Private Homes Served | 50 |
| Number of Volunteer Manhours | 32,203 |

*Agencies Served*

| # Vols. | # Clients | A. Developmentally Disabled Component |
|---|---|---|
| 13 | 65 | A. Warren McClaskey Adult Center |
| 5 | 25 | Camellia Gardens Skilled Nursing Facility |
| 1 | 5 | Senior Health Day Care Center |
| 2 | 10 | Mt. Olivette Meadows |
| 2 | 10 | Easter Seal Society |
| 5 | 25 | Maple Hall |
| 1 | 1 | Alta California Regional Center |
| 29 | 141 | |

*Agencies Served (cont.)*

| # Vols. | # Clients | B. Skilled Nursing Facility Component |
|---|---|---|
| 4 | 20 | Greenhaven Country Place |
| 4 | 20 | Center Skilled Nursing Facility |
| 8 | 40 | |

| # Referrals | C. Homebound Component total = 11 volunteers |
|---|---|
| 28 | Sacramento County Dept. of Health |
| 37 | Easter Seal Society |
| 3 | Meals-Ala-Car |
| 19 | St. Pauls Center |
| 9 | Visual Service Center |
| 17 | Rancho Cordova Cultural Center |
| 4 | Serve-Our-Seniors |
| 1 | Stanford Settlement |
| 2 | Home Medical Service |
| 5 | Sacramento Elderly Nutrition Program |
| 10 | Sutter Community Hospitals |
| 8 | Senior Health Day Care Center |
| 34 | Sacramento County Welfare Dept. |
| 20 | Sacramento Housing & Redevelopment |
| 197 | |

*Funding Source*

ACTION..... $25,000 (7/1/79-9/30/80)
County Dept. of Health-..... $70,353 (9/1/79-6/30/80)*
Area 4 Agency on Aging..... $54,000 (1/1/79-6/30/80)
(Title III)

*Also for Foster Grandparent Program - Developmentally Disabled Component

## GOLDEN ERA HANDICRAFTS

*Description*

Golden Era Handicrafts is a cooperative store-front operation which is located in the Morse Building in Old Sacramento. The outlet accepts consigned, handcrafted items created by older adults, 55 years and above, residing throughout the seven-county population of the Area 4 Agency on Aging. Items sold are marked up 25% from the artist's price to cover handling and to assist in defraying the cost of operation. The primary goal is to develop a self-sustaining project which provides an opportunity for senior citizens to supplement their fixed incomes through the sale of crafts.

*Statistical Data - 1979*

Total sales for 1979 were $102,629 which reflects an increase of 39% over the previous year. A total of 16,470 items were sold. Since the Boutique began in November, 1975, gross sales have been $269,591. Many of Golden Era's customers are foreign and domestic travelers. Special orders for merchandise have

630 "I" Street is one of the Location Sites for the Nutrition Program

# Sacramento

# Elderly Nutrition Program

Provides Shopping Services, Driver Assisting Elderly Lady from the Van

*been received from Japan, England, Toronto, Denver, Fairfax, Virginia, Los Angeles, Monterey, Middleborough, Maine and Georgia.*

*Annual Highlights*

- *The Canadian Broadcasting Corporation (Toronto) filmed Golden Era activities during October for a nationwide presentation in Canada in December.*

- *Media Coverage: Sacramento Bee, Sacramento Union, Senior Citizens Weekly, Channel 3 - "Weeknight" and Channel 10 - "PM Magazine"*

- *Quilt Raffle raised $500 on behalf of the Debolt Foundation, Aid to Adoption of Special Kids (AASK).*

## *SACRAMENTO ELDERLY NUTRITION PROGRAM*

*Definition of Program*

*The Sacramento Elderly Nutrition Program (SENP) began operations under a pilot grant in 1974 as a community service to the elderly residents of three target areas within Sacramento, providing a hot, nutritious lunch to seniors age 60 and older, five days a week, Monday through Friday. Since then, the program experienced such a steady growth and wide-spread support, that it now serves approximately 1100 seniors at 17 locations throughout the City and major incorporated areas of the County of Sacramento.*

*In addition to nutritious lunch meals, each site offers social, recreational, educational, and information and referral services for its senior participants, as well as access to other community service agencies and programs. Transportation to meal sites and shopping centers is also available on a limited, space-available basis. In many local communities, the nutrition site has become the focal point for the senior residents.*

*The program's "Meals-on-Wheels" component delivers more than 140 meals each weekday to the homes of older persons who are homebound and unable to afford the services of other in-home care programs. Complementing this special meal service are grocery shopping and information and referral services, also provided by SENP for its homebound clientele.*

*Funding Source*

*The program receives its major financial support from grants under the Older American Act, as amended, Title III-B (Supportive Services) and Title III-C (Nutrition Services). Other funding includes County General Funds, USDA cash, and participant donations.*

*Eligibility*

*Any individual who is 60 years of age or older is eligible to participate in the program. The spouse of an eligible participant is also eligible, regardless of age. Eligibility for homebound services is restricted to homebound seniors, aged 60 or over, who reside in the service areas.*

*Location of Sites and Average Attendance*

| | # MEALS |
|---|---|
| 630 I Street (Riverview Manor) | 90 |
| 1725 K Street (Comstock Apartments) | 150 |
| 1318 E Street (Washington Plaza) | 40 |
| 6014 44th Street (Fruitridge Parks & Recreation Bldg.) | 60 |
| 2960 34th Street (Oak Park Senior Center) | 40 |
| 3271 Marysville Boulevard (Hagginwood Clubhouse) | 85 |
| 450 West El Camino Avenue (Stanford Settlement) | 40 |
| 2401 Riverside Boulevard (Japanese Buddhist Church), Friday only | 135* |
| 3400 Elvas Avenue (Senior Health Day Care Center) | 40 |
| 515 L Street (Calvary Lutheran Church, Rio Linda) | 45 |
| 702 Fairgrounds Drive (Greenfair Towers) | 80 |
| 5029 Tyler Street (Church of Christ) | 50 |
| 10400 Coloma Road (Rancho Cordova Cultural Center) | 62 |
| 816 Revere Street (New Helvetia) | 50 |
| 3525 Norwood Avenue (Robertson Community Center) | 40 |
| 1415 Rushden Drive (Arden Manor Parks & Recreation) | 50 |
| 6929 Franklin Blvd. (Japanese Methodist Church), Wednesday only | 55* |
| Meals-on-Wheels (North Sacramento, Central City, Oak Park area, Rancho Cordova, Rio Linda, Citrus Heights) | 140 |
| | 1100 |

* Averages, serve one day per week

*Cost of Services*

There is no mandatory charge for the meal. However, a suggested donation of up to 50 cents is requested to help with the meal costs.

*Forecast for 1980*

At present, SENP receives its meals from a caterer contracted to prepare and deliver nutritionally balanced meals according to a menu approved by the program's dietitian. SENP has received support and funding for a Central Kitchen facility, which is currently under renovation with an expected opening date of Spring, 1980. The Central Kitchen will be able to provide meals for all SENP site and homebound clientele, including special diets, and has the capacity of producing additional meals for other agencies.

SENP plans to open an additional congregate meal site in one of the designated priority areas by mid-1980. A federal mandate to consolidate services, as indicated in the 1978 amendment to the Older American Act, may require the program to transfer its transportation and site supportive services to other designated agencies within the community. An increase in meal and homebound services in underserved areas, in lieu of these ancillary services, is planned by SENP in cooperation with the Area Agency on Aging, as additional funds become available.

## GLOSSARY OF HOUSING TERMS

DHUD - Department of Housing and Urban Development

PHA - Public Housing Authority, general term for all local authorities

Housing and Community Development Act of 1974 -

C.D. - Community Development Block Grant Program under Title I of the Act.

H.A.P. - Housing Assistance Payment under Section 8 Title II of the Act.

Section 8 - Under Title II entitled, "lower-income housing assistance" allows assistance payments to private owners for existing housing, substantially rehabilitated or newly constructed units.

Conventional Housing - Units owned by the PHA financed by the Federal Government on long-term notes (bonds). Examples are River Oaks and New Helvetia.

Turnkey Housing - New units leased or purchased by the PHA after construction has been completed by the private developer. Example, 1725 K Street, elderly high rise.

Section 23 - Established under the Housing and Urban Development Act of 1965 to provide "low-rent housing in private accommodations." The PHA lease private dwellings from a private landlord. Example, Woodbine complex and many scattered single family homes.

Line one rent - Maximum rent allowed by HUD that the PHA can pay in a lease to a private owner for use of his dwelling.

Fair market rent - Maximum rent allowed that the PHA can pay to the private owner under the HAP contract.

Section 8 income limits -

Low income - 80% of median income for locality as determined by HUD.

Very low income - 50% of median income. Of all the persons assisted under Section 8, 30% must be in this category.

A.C.C. - Annual Contributions Contract. This contract is between the DHUD and the PHA to cover the debt service and/or operating subsidies of units owned and leased by the PHA.

P.U.M. - Per unit month revenues vs. expenditures

SNAP - Sacramento Neighborhood Assistance Program (Rehabilitation Loans)

SHOP - SNAP Home Ownership Opportunity Program

HOPE - Housing Opportunity Program for Elderly (Emergency Repair Grants)

HOHI - Home Ownership/Home Improvement Loan Program

SB966 - Deferred Rehabilitation Loans to prevent displacement of low-income households.

## REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

In February, 1973, the City Council became the governing body of the Redevelopment Agency and the City Housing Authority. At the same time the Board of Supervisors became the governing body of the County Housing Authority. This action enabled the City Council and the Board of Supervisors to assume overall responsibility for the direction of the urban renewal and public housing programs in the City and County of Sacramento.

In 1974, by ordinances passed by the City Council and the Board of Supervisors, the Sacramento Housing and Redevelopment Commission was created to act both as a community redevelopment commission and a community housing commission. The function of the Commission is to work in an advisory capacity to the City Council and Board of Supervisors. Commission members were set at nine, four appointed by the Mayor with approval of the City Council; four appointed by the Board of Supervisors; and one member appointed jointly by the Board of Supervisors and the Mayor with the approval of the City Council.

## REDEVELOPMENT IN SACRAMENTO

### In the Beginning

A 65-block portion of the Central Business District of Sacramento, once prime commercial land, was a classic example, as late as 1958, of an area victimized by the City's unbridled growth. The area, bounded by the Sacramento River on the west and the State Capitol Building on the east, was abandoned to the forces of neglect and changed land use. It contained one of the worst skid rows west of Chicago. Run-down hotels, dance halls, pawn shops and bars made up much of the area. One twelve-block area in particular had 167 bars and wine shops. Fights, stabbings, murders, prostitution and fires were daily occurrences.

Commercewise, the strong relationship between river traffic, railroads, industry and business no longer existed. Yet, the old pre-fabricated houses shipped by boat from the East Coast in the 1850's remained. They were dilapidated, occupied potentially valuable land, denied public access to a beautiful river, and seriously impaired the important western approach to California's capital city.

Since the late 1920's, the commercial center of this colorful and historically rich city -- largely a product of the gold rush days -- had moved eastward away from the deteriorating core. While the public financial burden of servicing the area was growing, tax revenue was decreasing each year.

Containing eight percent of the total city area and 7.5 percent of the population, the area had 26 percent of the fires, 26 percent of the juvenile delinquency, 42 percent of the adult crime and 76 percent of the tuberculosis cases.

1957

The Block Bounded By 4th To 5th
And "K" To "L" Streets .....

1963

And A Portion Of The Four Blocks Bounded By
5th To 7th And "N" To "P" Streets, In 1958 Before,
And In 1964 After, Becoming A "Super-Block" Of
Garden And Tower Apartments.

## The Beginning of Change

On February 3, 1950, the City Council designated the first 60-block Redevelopment Area No. One (enlarged to 62 blocks in 1951, 65¼ blocks in 1958, and to 75¼ blocks in 1961). In September, 1950, the City Council activated the Redevelopment Agency pursuant to the provisions of the California Community Redevelopment Law of 1945, and appointed five resident electors on December 14, 1950, to serve as Agency Members.

Given the responsibility of revitalizing the area by the City Council, the Redevelopment Agency began its first acquisition of property in September, 1956. Relocation of residents and businesses into standard structures, demolition of buildings, and resale of the land to developers, all in accordance with state law and the adopted Redevelopment Plan, followed.

## CONVENTIONAL RENEWAL PROCESS FOR PROJECTS 2A, 3 and 4

The conventional redevelopment process was a seven-phase program with each phase dependent upon the other. They were: planning, financing, acquisition, relocation, rehabilitation or demolition, site improvement, and disposition.

1. Planning. The Sacramento Planning Commission, with the cooperation of the Redevelopment Agency, selected one or more project areas within the designated redevelopment area and prepared a preliminary plan indicating, in general, the manner in which the area should be developed to conform to the City's master plan. The Agency, with the cooperation of the Planning Commission, undertook detailed studies including: analysis of building conditions and other blight factors; cost of acquiring property and other costs; potential re-use of cleared land; site, architectural and engineering plans; standards for redevelopers; relocation plan; financial plan; and legal documentation.

   After public hearings on the redevelopment plan had been held by both the Agency and the City Council, and after all necessary approvals had been made by the federal government, the Agency began fulfilling the provisions of the plan.

2. Financing. The major portion of the cost of planning a project was advanced by the federal government. However, as planning was completed and a loan and grant contract with the federal government was signed, these funds were to be repaid and the Agency had to demonstrate its ability to contribute its one-third share of the net project costs. This contribution may consist of cash or noncash grants-in-aid or a combination of both. The case grant may be provided by tax allocation bonds or by general obligation bonds of the community. (Sacramento has utilized tax allocation bonds). The noncash grants may be in the form of donated land, demolition work, installation or construction of streets, utilities and other site improvements or by provision of public facilities.

   The federal government makes progress payments on its two-thirds share of net project costs during execution of the project. Meanwhile, it also supplies interim operating funds by making direct loans or guaranteeing loans made to the Agency by private investors.

3. Acquisition. Acquiring land in an efficient and equitable manner was an Agency responsibility. Two independent appraisal reports were required prior to acquiring any parcel, and these reports were prepared by local qualified appraisers on a contract basis. Generally, no staff appraisals were made. Maximum acquisition prices were concurred in by the Department of Housing and Urban Development, with the established price being the Agency's opinion of the fair market value of each parcel of real estate.

4. Relocation and Community Services. One of the Agency's chief responsibilities was the adequate rehousing of all families and individuals, and business concerns which were to be displaced from a project area. This plan was approved by the federal government as a prerequisite to obtaining federal funds for urban renewal. Housing offered to occupants of an urban renewal area -- in addition to being decent, safe and sanitary -- must be reasonably convenient to places of employment and to service facilities; and rents or prices must be within their ability to pay. Suitable locations were also offered to displaced business concerns.

   During the execution phase of a project, the Community Services staff contacts each occupant - family, individual, or business proprietor. At this time, a Community Services representative begins to work closely with the occupant; his task is to encourage families and individuals to move into standard housing and business proprietors to plan for satisfactory moves before the vacate date, which is necessarily affected by demolition and land disposition schedules. Individual problems are considered promptly and carefully to avoid unnecessary hardship and anxiety. The Community Services representatives attempt to find satisfactory solutions to unique problems that affect the occupant's relocation through their ready access to services offered by supportive social service agencies and private organizations.

5. Demolition. As buildings were vacated, contracts were awarded to demolition contractors on a sealed bid basis.

6. Site Improvement. As demolition progresses and major portions of a project area were cleared, the physical aspects of site improvement began. This work included installation of utilities, sewer systems, storm drainage systems, curbs and gutters.

7. Disposition. After the land was cleared and assembled for new construction, it was sold to private developers. The criteria for selection of a redeveloper included many factors, some of which were originality of proposal, quality of design, compatibility with other construction in the project, economic soundness of proposal, ability to finance, and potential overall to the City -- which is the major consideration.

   There are many methods which may be used in selling the land; sealed bid offering, public auction, and predetermined price -- to name a few. This Agency, however, has traditionally employed the method of negotiation under competitive conditions because of the flexibility which it allows the Agency and the redeveloper. This flexibility gives all parties an opportunity to justify their proposals in terms of their overall value to the redevelopment program.

   The purchase of the land and the building of improvements have to be in accordance with the redevelopment plan for the project in which the land is situated.

## CAPITOL MALL PROJECT NO. 2-A

A 15-block portion of Redevelopment Area No. One was designated as the first project in February of 1954 and was called the Capitol Mall Project (Project No. 2-A). The final redevelopment plan for this area was prepared by the Redevelopment Agency and approved by the City Council in September 1955, after public hearings.

The redevelopment plan provides that the portion of the area fronting on K and L Streets, west of 5th Street, be developed for general commercial use as an extension of the Central Business District. Adequate off-street parking was included. The importance of safety and convenience for pedestrians was recognized by the planned elimination of vehicular traffic on K Street between 3rd and 7th Streets, and by the creation of a landscaped shoppers' mall (Downtown Plaza).

The plan to provide a pleasing entry to the City and a suitable approach to the State Capitol Building was fulfilled. Capitol Mall, formerly Capitol Avenue, has been widened with a median grass strip and trees along each side. State office buildings and a City parking structure stand on Capitol Mall east of the Capitol Mall Project boundary line. In the project itself, the Capitol Mall is bordered west to 3rd Street by buildings of appropriate dignity, including: Federal Building, I.B.M. Building, Wells Fargo and Crocker National Bank Buildings, the McKeon office building complex consisting of the Insurance Exchange Building and the State Chamber of Commerce Building, the Plaza Towers Office Buildings, and the Sacramento Union Development.

## FINANCING

The Capitol Mall Project required a temporary investment of approximately $16,500,000. Of this sum, about $8,400,000 was spent for the acquisition of real estate. Costs of demolition, site improvements (storm drainage system, streets, sidewalks, pedestrian mall, public utilities, parking facilities, etc.), interest cost of money borrowed, and administrative overhead expenses comprise the balance of the gross cost. The Agency expects to recover about $5,800,000 from the sale of cleared land, resulting in a net cost of about $10,700,000 in carrying out the project. Two-thirds (or less) of this cost is to be paid by a grant from the Department of Housing and Urban Development of the federal government, and the community's remaining one-third (or more) share is being provided by the Agency in the form of both cash and non-cash grants-in-aid. Non-cash grants consist of utility installations by the Sacramento Municipal Utility District and public parking facilities installed by the Agency or the City of Sacramento, all of which benefit the project.

The project was officially "closed out" as a HUD project on June 22, 1979.

1957
Capitol Avenue Looking Easterly
From The Tower Bridge

I.B.M. Bldg and Wells Fargo Bank

State Chamber of Commerce Bldg.

Plaza Towers

## LOCAL FINANCING

To raise the cash locally needed for the project, a unique financing method authorized by State Law in 1954 was used for the first time. Instead of using City or County taxes, or even the credit of these governmental agencies, the Redevelopment Agency sold a $2,000,000 bond issue in August of 1956; (later refinanced with a new issue of $6.7 Million). The security for these bonds was the expected increment in tax revenue which accrues as a result of new construction completed in the project area. With the cooperation of the City and County, the total assessed valuations in the project area was determined as of the fiscal year in which the Redevelopment Plan was adopted.

With new construction, the City and County continue to receive tax revenue based upon that produced by assessments existing before redevelopment began. The increase in tax revenues (estimated in Project No. 2-A to reach seven times that of the previous revenues) is deposited into a special fund, and from this fund the Agency bonds were serviced. The 15-block project prior to redevelopment produced $180,000 per year in property tax. By 1977 the same area was producing $1.7 Million per year and all bonds were paid off by July 1, 1976. However, Proposition 13 has subsequently reduced tax increments in the project to appoximately $678,848 per year.

## HOTEL DEVELOPMENT

On July 18, 1976, the Redevelopment Agency entered into an Assignment Agreement with John Q. Hammons as the Developer of the 375-room, 15-story, $9 Million Capitol Plaza Holiday Inn Hotel. This long awaited convention type hotel, located on the K-J-3rd-4th Block, was opened for business in September, 1979. Its location is adjacent to Interstate 5, Old Sacramento Historic Area, Macy's and Downtown Plaza Shopping Center. With convention facilities for 1,000 persons and a beautiful view from the 15th floor lounge and restaurant, the hotel has become an instant success.

For a complete list of completed and proposed Commercial and Residential developments, please refer to the Physical Development Progress Report listed under Exhibit "E" at the back of this report.

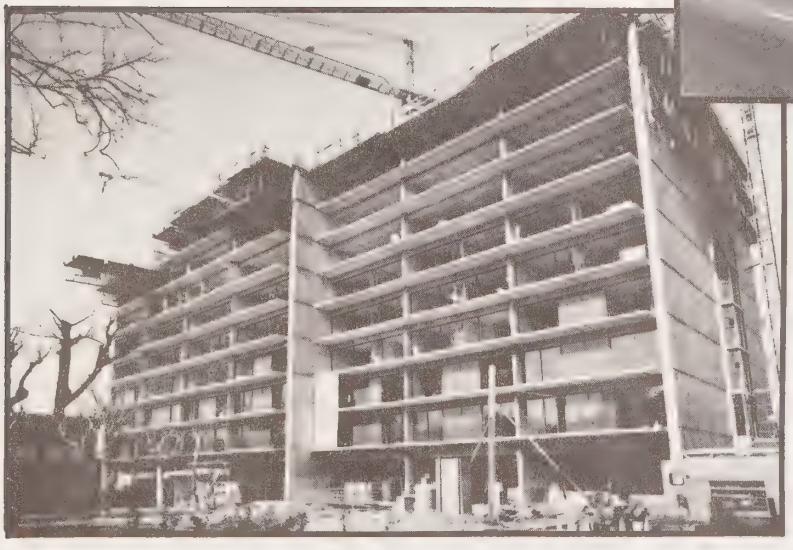
Pioneer II

[northeast corner 5th & "P" St's.]

Riverfront Plaza Condominiums

["P","Q", 3rd St's. to I-5 Frwy.]

(under construction)



Bridgeway Tower Condominiums

[southeast corner 5th & "N" St's.]

(under construction)

## Luxury Hîgh-Rîses and Garden Apartments within the Downtown Area

## CAPITOL MALL EXTENSION PROJECT NO. 3

On October 9, 1959, the Agency submitted to the Department of Housing and Urban Development the first part of its application to proceed with an additional 10-1/4 block area -- the Capitol Mall Extension Project (Project No. 3). This project, which borders the Capitol Mall Project on three sides, is planned for development of retail and office building facilities. The redevelopment plan for the project was adopted by the Redevelopment Agency on April 11, 1960 and by the City Council on June 16, 1960. The Agency began the project during March of 1961. As of November, 1979, $34 Million of new construction had been completed, $10.5 Million was under construction while an additional $37 Million of construction and rehabilitation is planned.

### Financing

Net costs of the project will also be shared two-thirds by the federal government and one-third by the Agency.

In August of 1963, the Agency sold its second issue of tax increment bonds to provide cash needed to supply the local share of costs of the Capitol Mall Extension Project. The principal amount of the 30-year callable bonds sold was $2,800,000. This issue sold at 3.9% -- a very favorable rate. Tax revenues three to four times those prior to redevelopment were expected to service the bonds and retire them in approximately 20 years. However, with passage of Proposition 13, it may require the full 30 years for their retirement.

### Commercial Area

The area bounded by 3rd-7th-J and L Streets is being reconstructed with retail-commercial establishments and office buildings. The development of the area was designed to accomplish complete separation of pedestrian and vehicular traffic by the construction of Downtown Plaza Macy's, Weinstock's and Liberty House fronting on K Street, the construction of a four-block, two-level underground parking garage between 5th-7th-J and L Streets, and by converting the interior streets to pedestrian malls.

### Downtown Plaza Mall

Construction of the $450,000 first phase of the pedestrian mall between 4th and 5th on K Street began in November 1967 and was completed in August, 1968. The second phase, from 5th to 7th Streets, began in the spring of 1971. The $1 Million cost of the three-block mall was shared by the Redevelopment Agency and the federal government.

Victor Gruen Associates, the internationally famous architectural-planning firm, was the designer of the mall. The architects have described the mall as a "plaza -- a place for people to congregate, a place for functions, exhibits and concerts, as well as for rest in an atmosphere of beauty." The mall has been designed as a sequence of spaces with an eye to the people who will move through them. It has fountains, reflecting pools, jet fountains, full-grown trees, pleasant rest areas, life-size sculptured animals in a children's play area, and an amphitheater with surrounding step and bench seating for 400 people.

Capitol Plaza Holiday Inn
(K-J-3-4 Streets)

Downtown West Parking Garage
(3-4-L-K St's.)

# Downtown Construction in 1979

Liberty House
(6-7-J-K Mall)

*The play sculpture in the children's area includes: a 30-ton serpent slide, a momma and two baby bears, seven otters, a hippopotamus, and five ostriches. The sculpture, suited for climbing, is made of concrete.*

*The primary trees are Chinese elm, zelkova, crepe myrtle, and evergreen pear. Pots adding sculptural elements to the floor surface display azaleas, camellias and seasonal flowers.*

*Downtown Plaza lighting has been scaled to pedestrian needs. The warm low-key incandescent lights are mounted on handsome posts, each post topped by five 18-inch round balls. Light posts are designed to look as pleasant during the day as they do at night and to add dimension to the street scene. The pools, trees and flowers are lighted by small lamps to heighten the contrasting materials and landscape.*

## *Downtown Plaza Properties*

*A group of developers known as Downtown Plaza Properties (DPP) has been developing four blocks in the commercial area adjacent to Downtown Plaza Mall and two blocks on Captiol Mall since 1969. The $60 Million six-block development has been phased over a period of years.*

*DPP completed construction of a two-level underground public parking facility with 1,200 spaces in the two-block area bounded by 5th-6th-J and L Streets in 1970. Upon completion, the garage was purchased by the Redevelopment Agency who turned it over to the City of Sacramento for operation. Shortly thereafter, construction commenced on the $7½ Million retail complex located on the lid of the garage. This complex provided 200,000 square feet of rental space for a variety of shops at mall level and offices at second level.*

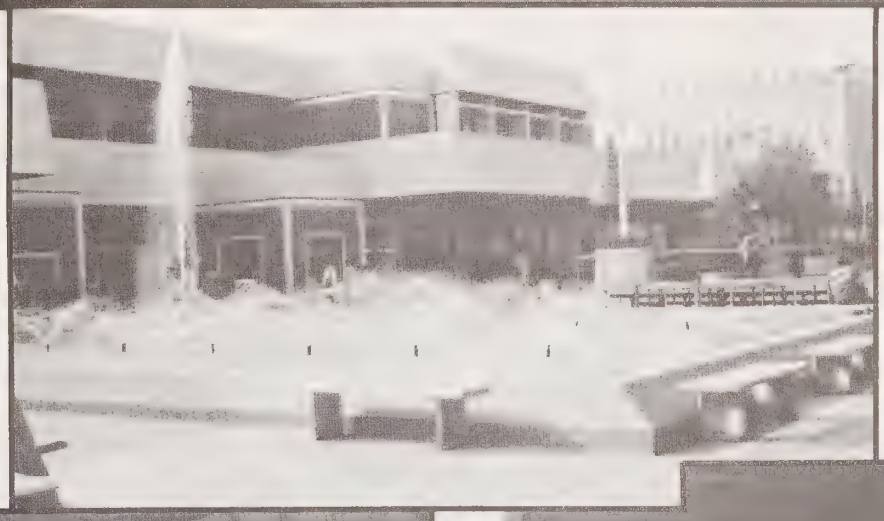
*DPP is presently constructing a Liberty House Department Store of 80,000 square feet on the 6th-7th-J-K Block along with a two level underground parking structure with 280 spaces. The Redevelopment Agency and the City will own the garage which will cost $2½ Million.*

*DPP has also completed two 14-story office towers (Plaza Towers) located on the block bounded by 5th-6th-L Streets and Capitol Mall. The firm has also developed a Bank Building at the southwest corner of 4th Street and Capitol Mall.*

*Most recent completed construction included a 50,000 square foot second floor addition to Downtown Plaza (5th-6th-north of K) leased to HUD as office space and a 90,000 square foot, 3-story office building located on the north half of the same block.*

## *Sacramento Union Complex*

*In 1967, ground was broken for the Sacramento Union development on the block bounded by 3rd-4th-L Streets and Capitol Mall. Dedication for the completed development was held in 1968. The structure consists of a 72,000 square foot office building and a 45,000 square foot newspaper production facility. The Sacramento Union returned to the downtown area after an absence of more than 40 years.*



# Downtown Plaza Mall

[ 3rd to 7th street ]

## CAPITOL MALL RIVERFRONT PROJECT NO. 4

On January 23, 1963, the Department of Housing and Urban Development approved the Survey and Planning Application for the Capitol Mall Riverfront Project (Project No. 4). This approval authorized the Agency to proceed with the lengthy planning process necessary before the start of property acquisition.

After extensive studies and plans were completed, the Agency submitted, on June 12, 1964, its Part I of the Application for Loan and Grant for the project. Approval of the Application was received on October 5, 1965. The Contract for Loan and Grant was executed on April 5, 1967. The proposed project represents the third and final phase in the revitalization of Redevelopment Area No. One.

## PLANNING

The general boundaries of Project No. 4 are: the Sacramento City Limits on the west; redevelopment Projects Nos. 2-A and 3 on the east; S Street on the south; and the Southern Pacific Railroad depot and freight yards on the north.

For a project area to qualify for federal assistance, at least 20 percent of the buildings in the area had to contain one or more deficiencies and the area itself had to contain two environmental deficiencies. Leonard S. Mosias, A.I.A., conducted a structural survey and determined that 78 percent of the buildings in the proposed project area were structurally substandard to a degree warranting clearance. The standards for his survey were the 1961 Uniform Building Code, 1961 Housing Code, and other applicable codes and ordinances.

The redevelopment plan for the project conforms in principle to the General Plan for the City adopted by the Planning Commission on July 28, 1959. It represented more detailed planning for the future pattern of development for this particular area.

The proposed land uses were the result of a series of studies financed by various governmental agencies involved with the program. They conform to the "Sacramento Central City Study" by Leo A. Daly and Associates, adopted by the Council in 1961 as a general guide for the planning of the Central City area.

The land uses of the project include:

- General Commercial
- Residential-Cultural
- Special Commercial
- Residential
- Historic-Commercial
- Heavy Commercial
- Public

The major elements of the project are the Old Sacramento Historic Area, Chinatown development, an Arts and Cultural Center, a Heavy Commercial Corridor, and a residential district near Capitol Towers (Project No. 2-A).

## Site and Project Improvements

An important phase in the renewal of the project area has been the modernization of public utilities and facilities. There had been several utility systems needing revamping. The storm drainage and sewer and water distribution systems were the most important falling within this category. Unsightly aerial cables for the fire alarm system and the electrical distribution system have been replaced with underground utilities. The existing street lighting system installed over 45 years ago was obsolete and, hence, inadequate for existing traffic conditions. The plan developed new fluorescent luminous street lights through the project, with the exception of the proposed Historic Area.

## Financing

As with other Agency projects, this project was carried out with federal financial assistance on the two-thirds/one-third basis, pursuant to the provisions of Title I of the Housing Act of 1949, as amended to date. In 1978, prior to Proposition 13, $882,802 in tax increments were being produced in the project. After Prop 13 tax increments dropped to $373,195 for 1979/80.

## LAND USES

### Chinatown

A new "Chinatown" has been constructed on the two blocks bounded by 3rd-5th-I and J Streets. The development is centered around the Confucius Temple located at 4th and I Streets. Nine parcels were involved, ranging in square footage from 2,400 to 84,000 -- with individual development costs ranging from $120,000 to $4 Million. All buildings have oriental architecture and many used materials imported from Hongkong and Taiwan.

Chinatown provides 187 units of low-moderate elderly apartments in the Wong Center, 72 low-moderate family apartments, commercial stores, offices and restaurants, and is serving as a base for the many Chinese family associations.

In 1865 all streets in the Chinatown area and neighboring vicinity were elevated to protect buildings against flooding; thus, the natural terrain of the ground level is eight feet lower than the sidewalks or street level. At this lower level, a landscaped pedestrain mall was constructed by the Redevelopment Agency. The mall features a multipurpose plaza for the shoppers and residents of Chinatown. Baronian and Danielson, landscape architects from San Francisco, were the designers of the mall.

All parcels in the Chinatown development are separated by the mall and landscaped courts. Chinese shops, restaurants and offices are on the lower level, additional commercial enterprises on the street level, and family association headquarters at the upper level of some structures.

Each of the two Chinatown blocks represent $5-1/2 Million of construction for an $11 Million total investment and a 1979 market value of $15 Million.

Chinatown Mall

Hong King Lum

Soo Yuen

Hongkong Bank

## CHINATOWN

[3rd, 5th, "I" & "J" St's.]

OLD SACRAMENTO

## OLD SACRAMENTO HISTORIC AREA

The Old Sacramento Historic Area, a National Registered Historic Landmark, is being recreated by selecting significant phases of the past from the 1849's through 1870's for restoration and reconstruction. Implementation is being achieved by restoring existing historical buildings and reconstruction of buildings on their original sites.

Old Sacramento is under the jurisdiction of two primary public entities. Two-thirds of the area is under the guidance of the Sacramento Housing and Redevelopment Agency under a federally funded urban renewal program. This program is part of the downtown urban renewal program encompassing the Capitol Mall Extension (Project No. 3) and Capitol Mall Riverfront Project (Project No. 4). The Agency sells parcels to private investors who in turn restore the historic structures authentically according to Agency guidelines. The other one-third is under the jurisdiction of the State of California which will own, implement and occupy its portion.

The historic area, comprising approximately 28 acres along the banks of the Sacramento River, is adjacent to the downtown central business district. Boundaries are the Sacramento River on the west, Capitol Mall on the south, I-5 freeway on the east, and the I Street Bridge on the north.

As the historic district was a blighted area, housing one of the worst skid rows in the West, its revitalization is a great enhancement to the Sacramento community. Prior to redevelopment the total area had a worth of approximately $2 Million. Upon completion, $80 Million will have been spent on its restoration, adding significant tax dollars to the community. More importantly, Old Sacramento is one of the largest historic preservation projects in the United States with its preservation documenting important events such as the start of the Pony Express, the Central Pacific Railroad and the California Goldrush. Hundreds of new businesses, restaurants, shops and offices are attracting tourists and visitors as leisure time and shopping activities. Three million tourists per year are expected to visit Old Sacramento upon its completion.

### PRIVATE INVESTMENT

As of December, 1979, private investment totaled $27 Million in completed projects, while public construction totaled $8 Million. Fifty-five buildings have been restored and/or reconstructed, and six projects are presently under construction totaling $16,380,000. Seventeen other buildings are under contract with private developers where construction has not yet begun. Approximately one hundred seventy-five businesses are operating in the completed buildings, including over one hundred retail shops, fifty offices, and eighteen restaurants and saloons. Upon completion, approximately twenty-five major restaurants will be in operation. Of the 742,536 square feet of building space, the major uses will be retail - 216,000 sq.ft.; office- 203,000 sq.ft.; restaurant/bar - 182,000 sq.ft.; hotels - 65,000 sq.ft. and residential - 38,000 sq.ft.

### WATERFRONT

The waterfront development will be constructed in phases, with Phase I landscaping having been completed in August, 1976, while the Phase II master prepared by Spink Engineering Co. is presently being reviewed.

*RAILROAD MUSEUM*

*In March, 1975, the State Public Works Board approved $221,500 in preliminary funds for the planning of the Railroad Museum in Old Sacramento. The first phase of the museum, the Central Pacific Passenger Station, was completed by July, 1976. Completion of the $14 Million principal museum is scheduled for late 1980. Contractor on the 99,000 square foot structure is Nielsen-Nickles Co. of Sacramento. Development funds are being provided by the State Parks bond issue approved by voters in June, 1974. The Pacific Coast Chapter of the Railway and Locomotive Historic Society, which owns forty pieces of railroad equipment, will be the major contributor to the museum.*

*I. Old Sacramento Status Summary, Box Score as of December 1, 1979*

| | | | Bldgs. |
|---|---|---|---|
| *A. Completed Projects* | *37 (representing 55 buildings)* | *70%* | *(63%)* |
| *B. Projects Under Construction* | *6 (8 buildings)* | *11%* | *( 9%)* |
| *C. Projects in Planning Phase* | | | |
| *Final Construction Plan* | *6 (13 buildings)* | *15%* | *(19%)* |
| *Preliminary Plans* | *2 (4 buildings)* | | |
| *D. Owner Participation Projects not started* | *2 (8 buildings)* | *4%* | *( 9%)* |
| *E. Agency Owned Parcels (not under Contract)* | *0* | *0%* | *( 0%)* |
| | *53 (88 buildings)* | *100%* | *(100%)* |

*II. Private Redevelopers*

*Once Developers have been selected and placed under contract, the Agency performs monitoring functions to insure compliance with these contracts and the deed restrictions. This monitoring will continue for the term of the redevelopment plan which is 30 years and terminates in 1996 with provisions for extensions. There are 51 private projects (contractual relationship) to be monitored.*

*III. Service Courts*

*Each land disposition contract has a Phase II development obligation. Each redeveloper is to participate in the purchase, development and maintenance of a service court adjacent to his facility for utilities, garbage, storage, deliveries, etc. There are 8 of these throughout Old Sacramento, and the development and maintenance programs are to be prepared with maximum coordination with the private investors involved.*

*IV. Public Improvements*

*A. Presently, the following public improvements are in place:*

1. All board sidewalks with the exception of 235 lineal feet on the south side of L Street between 2nd Street and the alley.

2. All gaslights are in place with the exception of those that are going into the Pony Express Plaza; those lighting the entrance to the alleys and along the Waterfront.

3. All street work is completed with the exception of I Street between Second and Front Street, and Front Street between I and J Streets. This area is State Park frontage.

B. In addition to the above specific items, the following public improvements need to be completed:

1. Waterfront - master plan which will include treatment of the flood wall, docking, historic ship placement, landscaping, etc.

2. Alleys - (Two remaining). Scheduled for construction in April, 1980.

3. Parking - the Agency is obligated pursuant to the land disposition contract to develop parking to satisfy the square footage/use needs. With the completion of Garage G, 3rd-4th-K-L Streets, 1240 permanent parking spaces are in place.

Other proposed permanent parking facilities include multi-decking the I-5 freeway lot between I and J Streets.

V. State Park

A. The Agency's role in the State Historic Park is to encourage and cooperate in its development. The following improvements were completed and operable as of October, 1978.

1. Eagle Theatre - used for "period" theatre and functioning as a museum.

2. The B. F. Hastings Building serving as a "house museum" depicting the California Supreme Court Chambers, and a communication museum including the Pony Express story and a Wells Fargo Branch Bank.

3. The Passenger Station of the California State Railroad Museum.

4. The Pony Express Plaza and monument.

VI. Miscellaneous

The Redevelopment Agency also has a monitoring role in Old Sacramento as there is the need for continuation of the coordination required to form a maintenance district and to monitor special events; street vending, publicity, etc., important ingredients in the successful growth and development of the historic area. This is a unique role for the Agency/City to be playing in relationship to other parts of the City, but it is vital to the successful development and operation of Old Sacramento to continue this monitoring

activity. Old Sacramento must not be looked upon as just another part of the City or County, but must be given continued enthusiastic and imaginative attention on the part of not only the Agency/City, but the California State Department of Parks and Recreation, in addition to the private commercial efforts of the Old Sacramento Citizens and Merchants Association and other historic area participants.

## HEAVY COMMERCIAL CORRIDOR

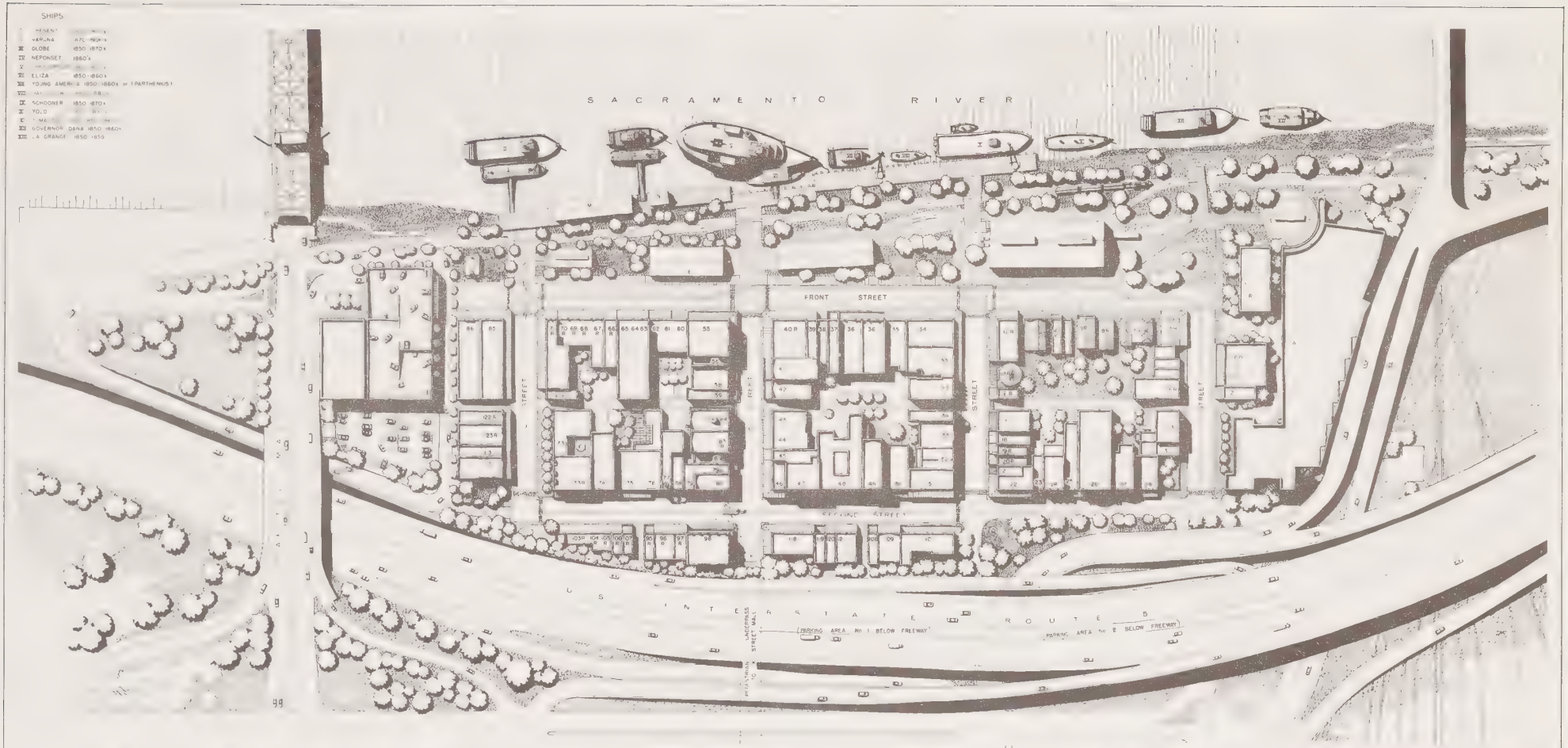
Heavy commercial and wholesale outlets formerly had been heading for the suburbs in greater numbers because of a scarcity of close-in sites adequate for their operations. To combat this problem and to correct blight conditions, the "Heavy Commercial Corridor" was reconstructed in the 15-block area between 2nd-10th-Q and S Streets.

Many commercial property owners formerly located in the project area were given an opportunity to take part in the redevelopment of the area. Where owners were unwilling to renovate their property to meet redevelopment and code standards, the properties were acquired and offered to developers who would meet the standards. Upgrading the area resulted in more than $6 Million in new construction in 25 projects.

## RESIDENTIAL

The final major land use within the project area is designated "Residential" and includes the 300 Governors Square townhouses and apartments developed by Robert Powell, and 91 condominium units known as Riverfront Plaza which should be completed in the Spring of 1980. The latter project is located between P-Q-3rd Streets and Interstate 5. Total sales value will be $9 Million. These units will sell in the range of $70,000 to $170,000.

The residential units in Project No. 4 are adjacent to the Capitol Towers Complex, 413 garden and high-rise apartments, Pioneer I, a 140-unit Elderly Complex at the northwest corner of 5th and P Streets, and 198 elderly units of Pioneer II at the northeast corner of 5th and P Streets. The latter is a combined market rate and Section 8 program funding. Total cost of the development was $6 Million.


SHIPS
VI GLOBE 1850 -1870+
VII NEPONSET 1860's
XI ELIZA 1850 -1860's
XII YOUNG AMERICA 1850 -1860's or PARTHENUS?
IX SCHOONER 1850 -1870+
X YOLO
XII GOVERNOR DANA 1850 -1860's
XIII LA GRANGE 1850 -1859
SACRAMENTO RIVER
FRONT STREET
SECOND STREET
I N T E R S T A T E R O U T E 5
PARKING AREA No 1 BELOW FREEWAY
PARKING AREA No 2 BELOW FREEWAY
J STREET
K STREET
L STREET

## Key to Building Numbers

SUFFIX 'R' ON PLAN INDICATES RECONSTRUCTION ALL OTHER BUILDINGS ARE RESTORATION • IN KEY INDICATES BUILDINGS TO BE DEVELOPED BY STATE DEPT OF PARKS AND RECREATION

- • 1 CITY HALL & WATER WORKS
- • 2 DINGLEY SPICE MILL
- 3
- 4
- • 5 HENSLEY READING & CO
- • 6 F OGDEN
- • 7 PEOPLES MARKET
- • 8 HOTEL DE FRANCE
- • 9 CITY HOTEL
- • 10 T MC DOWELL & CO
- • 11 EAGLE THEATRE
- • 12 S TAYLOR BUILDING
- • 13 ROUND TENT
- • 16 WARREN'S SEED STORE
- 17 BENNETT'S MASONIC HALL
- 18 SACRAMENTO UNION
- 19 MAGNOLIA SALOON
- 20 LORD'S RESTAURANT
- 21 MAINE'S BUILDING
- 22 SAZERAC BLDG & BLUE WING SALOON
- 23 OUR HOUSE SALOON
- 24 BAKER - HAMILTON BUILDING
- 25 BARNUM HOTEL
- 26 HALL, LUHRS AND CO
- 27 SCHROTH BUILDING
- 28 FOSTER SALOON
- 31 MECHANICS' EXCHANGE
- 32 VERNON - BRANNAN HOUSE
- 33 BRANNAN BUILDING
- 34 BRANNAN BUILDING
- 35 BOOTH BUILDING
- 36 BOOTH BUILDING
- 36A BOOTH BUILDING
- 37 LEGGETT ALL HOUSE
- 38 UNITED STATES HOTEL
- 39 NEW YORK DRUG STORE
- 40 BOYD & DAVIS
- 41 HOWARD HOUSE
- 42 LADY ADAMS BUILDING
- 43 HARRIS BUILDING
- 44 WINKLE BUILDING
- 45 UNION HOTEL
- 46 BANK EXCHANGE BUILDING
- 47 UNION HOTEL
- 48 ORLEANS HOTEL
- 49 ADAMS EXPRESS BUILDING
- 50 ARCADE HOTEL
- • 51 HASTINGS BUILDING
- 52 GREGORY BUILDING
- 53 PIONEER HALL AND BAKERY
- 54 CITY MARKET
- 55 WHAT CHEER HOUSE
- 56 KING, BARROLL & CO
- 57
- 58 NATIONAL HOTEL
- 59 WINKLE BAKERY
- 60 STEVENS, CHESLEY & CO
- 61 HILL, CLARK & CO.
- 62 LAMBARD FLOUR MILLS
- 63 SACRAMENTO CRACKER CO
- 64 SACRAMENTO CRACKER CO
- 65 SACRAMENTO CRACKER CO
- 66 BROOKLYN HOTEL
- 67 CLINE & CO
- 68 STROUSS & CO.
- 69 EAGLE MILLS
- 70 ADAMS MC NEIL & CO
- 71 ADAMS MC NEIL & CO
- 72 W F BROWN HOTEL
- 73 CLARENDON HOTEL
- 74 PACIFIC STABLES
- 75 SKAGGS BUILDING
- 76 SKAGGS BUILDING
- 77 SACRAMENTO ENGINE CO NO 3
- 78 GOODELL'S CARPENTER SHOP
- 79 RIVETT FULLER BUILDING
- 80 DEMOCRATIC STATE JOURNAL
- 81 PENDERGAST STORE
- 82
- 83 EMPIRE HOUSE
- 84 EBNERS HOTEL
- 85 STANFORD BROTHERS WAREHOUSE
- 86 CAVERT BUILDING
- 95 LATCHER BUILDING
- 96 CORNWALL BUILDING
- 97 FREY BUILDING
- 98 FRATT BUILDING
- • 100 BIG "4" BUILDING
- • 101 BIG "4" BUILDING
- 102
- 103 JESSUP BUILDING
- 104 ALDRICH BUILDING
- 105 RODGERS BUILDING
- 106 DIENFUEGO BUILDING
- 107 STILL, CONNER & CO
- 108 PIONEER TELEGRAPH BUILDING
- 109 SMITH BUILDING
- 110 HEYWOOD BUILDING
- 111
- 112
- 113 E P FIGG
- 114
- 115 RIALTO BUILDING
- 118 MORSE BUILDING
- 119 ST CHARLES STORE
- 120 CARPENTER BUILDING
- 121 SADDLE ROCK RESTAURANT
- 121A
- 122 FASHION SALOON
- 123 DIANA SALOON

# OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

- • A CALIFORNIA STATE RAILROAD MUSEUM HISTORY BUILDING
- B CITY, COUNTY HISTORICAL MUSEUM
- • C CSRR ARCADE PASSENGER STATION MUSEUM
- D CENTRAL PACIFIC FREIGHT DEPOT
- E STEAM NAVIGATION BUILDING
- F
- G HISTORIC STREET CAR BARN
- H SOUTH PARKING GARAGE
- I HISTORIC SCHOOL MUSEUM
- J THEODORE JUDAH MONUMENT AND PLAZA
- K PEDESTRIAN UNDERPASS TO DOWNTOWN PLAZA AND K ST MALL
- L SOPHIE COMSTOCK PONY EXPRESS MONUMENT AND PLAZA
- M CSNC / CPRR WORKSHOP WAREHOUSE
- N CSNC / CPRR STEAMBOAT OFFICE

## PICTORIAL PLAN

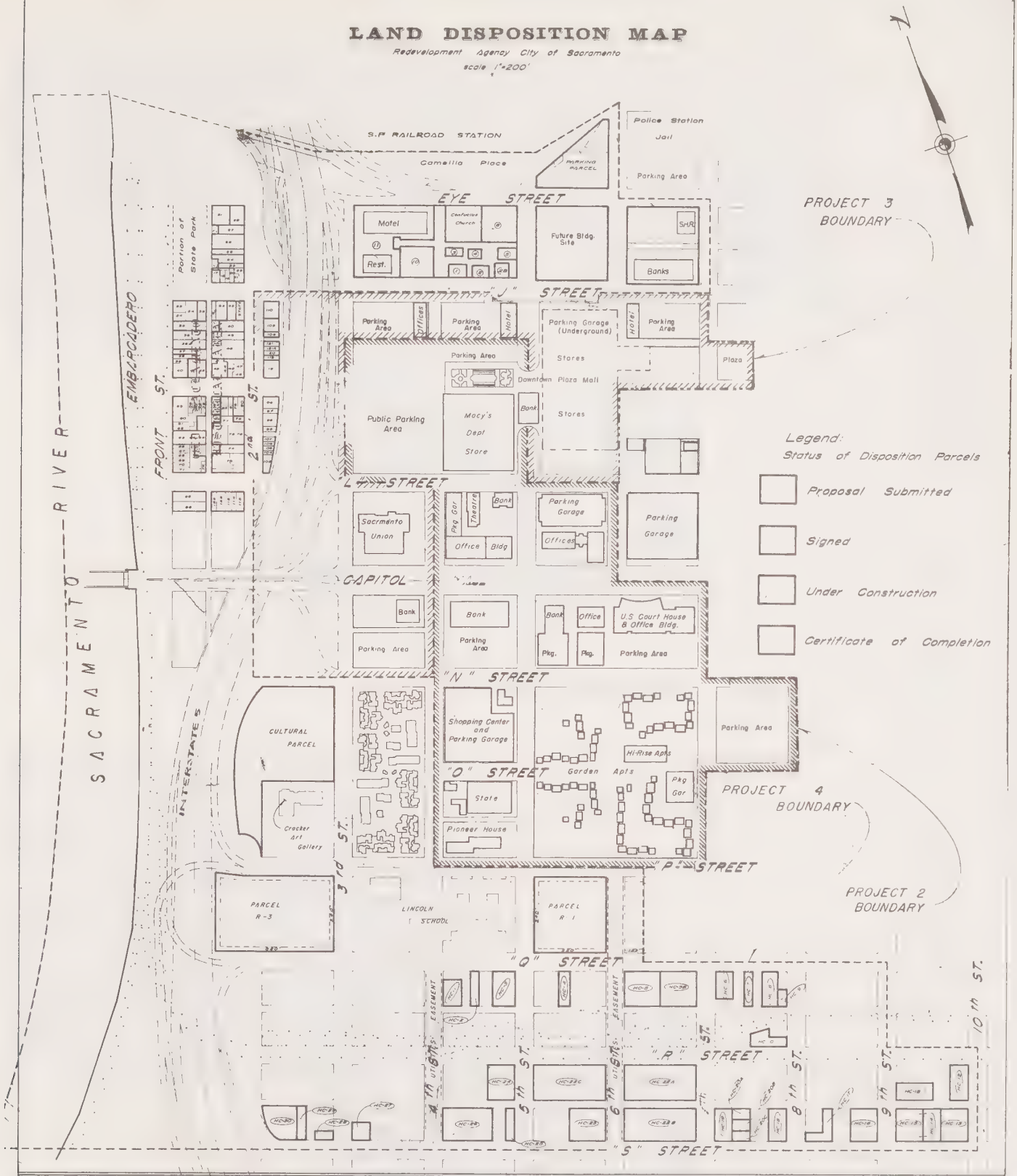
SACRAMENTO HOUSING and REDEVELOPMENT AGENCY

DATE MAY 31, 1978
REVISED OCT 16 1978

# LAND DISPOSITION MAP

Redevelopment Agency City of Sacramento

scale 1"=200'



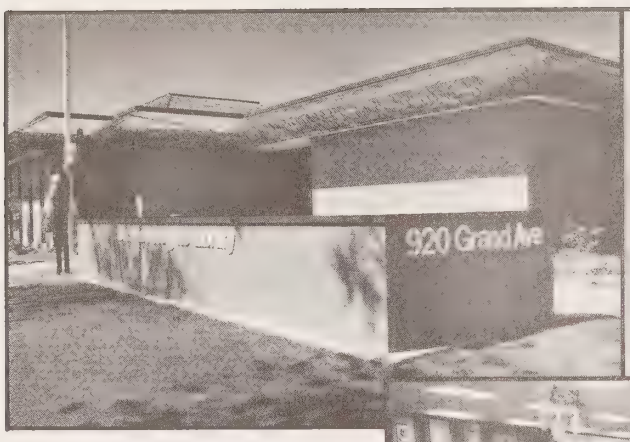

CHINATOWN

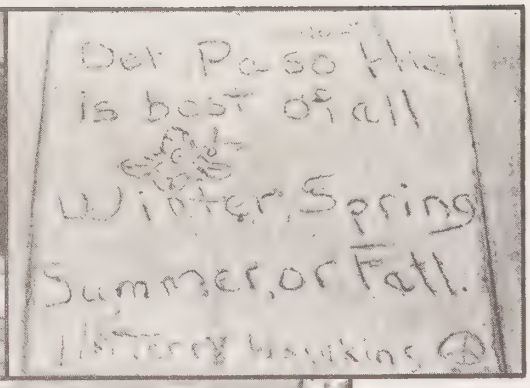
HEAVY COMMERCIAL CORRIDOR

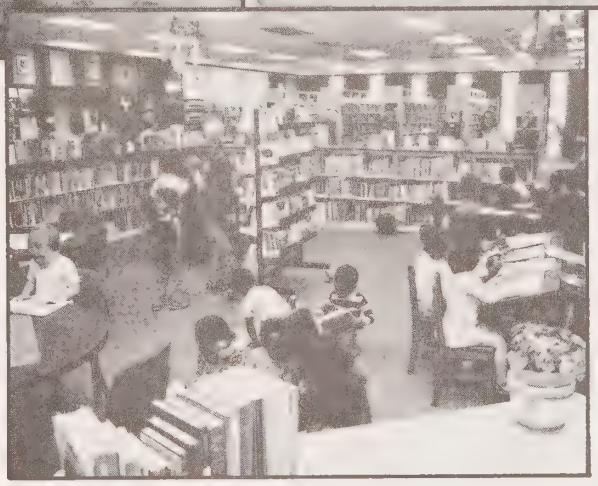
RESIDENTIAL

MEXICAN CENTER

REVISED 8-6-75 DJC



**Library**
**[920 grand ave.]**

# DEL PASO HEIGHTS

## community development

**Elderly Complex**
**(40 units)**
**[2735 cypress st.]**

## DEL PASO HEIGHTS COMMUNITY DEVELOPMENT PROGRAM

### PROJECT NO. 5

The Del Paso Heights Neighborhood Development Program (NDP) was approved by the Department of Housing and Urban Development on April 1, 1970 and funds were made available to the Agency in July of that year.

The project area is comprised of 1,000 acres and contains about 8,000 persons, mostly in single-family homes. Fifty percent of the population is White, fifty percent Black, with a few Mexican-Americans. One-third of the buildings have been classified as standard, one-third as rehabilitation feasible, and one-third as substandard; and these buildings are scattered rather evenly throughout the area.

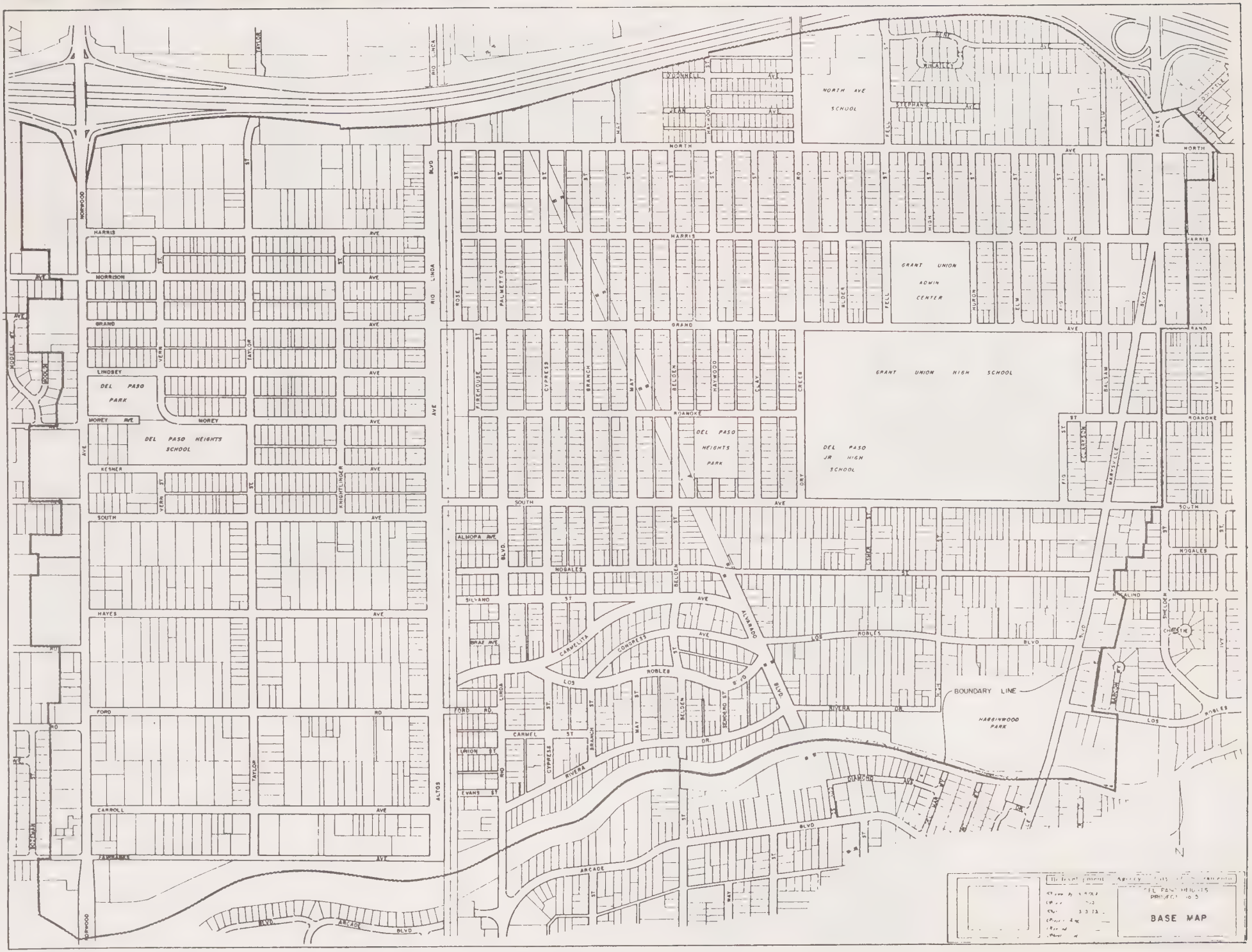
The first redevelopment year (1970-71), which consisted of an eight-block area bounded by Dry Creek Road, May Street, Grand Avenue and South Street, was an area where 98 percent of the population of 300 was Black. The activities for the first year included construction of 18 units of rental housing, the rehabilitation of 25 homes, the demolition of 35 substandard homes, construction of 50 new single-family homes on existing vacant land and Agency-acquired lots, improvements to existing park and new park extension, and the construction of new streets, sidewalks, storm drains and street lights throughout the entire area. The cost of these activities was $1,063,427.

The second year (1971-72) target area was a twelve-block area adjacent to the first year project, extending to Rio Linda Boulevard on the west. The activities for the second year included construction of a new branch library, clearance of land for 40 units of multi-family housing and 40 units of elderly housing which was completed in March, 1976, rehabilitation of eight homes, demolition of eight substandard homes, construction of thirteen single-family homes on existing vacant land and Agency-acquired lots, and construction of new streets, sidewalks, storm drains and street lights on Grand Avenue and Rio Linda Boulevard. The cost of second year activities was $1,125,000.

The 1972-73, 1973-74 and 1974-75 year activities were carried out in the second target area due to a cutback in funds. Third year activities included construction of a Neighborhood Health Center, acquisition of land for a proposed shopping center, demolition of six substandard homes, construction of a cross-over street, rehabilitation of eight homes and construction of one new single-family home. Fifth year activities included demolition of six substandard homes, construction of five new single-family dwellings, reconstruction of South Avenue with sidewalks, curbs and gutters and street lights. The cost of third year activities was $800,000; fourth year activities cost $524,000, and extended fourth year activities approximately $594,000.

In 1975, Community Development funds became available, replacing the NDP program. First year Community Development funding (1975-76) was $524,700 for street improvements along Cypress, Palmetto, Rose, Harris and North.

Second year Community Development activities (1976-77) consisted of housing rehabilitation grants in the target area bounded by Taylor Street, Altos Avenues, Harris Avenue and Lindsey Avenue in the amount of $196,500. There were also


NORTH AVE SCHOOL
GRANT UNION ADMIN CENTER
GRANT UNION HIGH SCHOOL
DEL PASO JR HIGH SCHOOL
DEL PASO HEIGHTS PARK
DEL PASO PARK
DEL PASO HEIGHTS SCHOOL
HARRIS AVE
NORTH AVE
GRAND AVE
LINDBEY
MOREY AVE
ROANOKE
SOUTH AVE
NOGALES
ALMOPA AVE
SILVANO
HAYES AVE
FORD RD
CARMEL
UNION ST
EVANS ST
CARROLL AVE
ARCADE BLVD
LOS ROBLES BLVD
RIVERA DR
BOUNDARY LINE
HARDINWOOD PARK
RIO LINDA BLVD
MORWOOD
ROSE
PALMETTO
FIRESTONE
CYPRESS
BRANCH
MAY
BELDEN
HALWOOD
CLAY
CREEK
FELL
HURON
ELM
BLOCK
HIGH
WARREN
BASTIAN
IVY
ALTOS
VERNA
TAYLOR
KNIGHTSBRIDGE
CARMELITA
CONGRESS
ALVARADO
SEMORAN
BROOKS
PALEY
STEPHANIE
O'DONNELL
JEAN
MAY
N
BASE MAP

Zapata Park with 143 Apartment Units around it, [Washington Square I & II]
(D,E,8th & 10th Streets)

# ALKALI FLAT

## community development

*eight "limited acquisitions" (owner retained ownership in the land and constructed a new home) conducted at a cost of $269,675. The Fig Street Assessment District was also funded with new and carry-over funds which total $338,900. In addition, the City funded $648,000 for the West Del Paso Heights Assessment District Number #3, (Taylor-Altos-Lindsey-Morey).*

*Community Development activities for 1977-78 in Del Paso Heights included the following: PAC budget - $64,650; Assessment District #1 (Cypress-May-North-Grand) - $324,000; Assessment District #2 (South Avenue from Dry Creek to Marysville Blvd. south side of street) - $84,600; Del Paso Heights Economic Feasibility Study - $5,000; Painting and Beautification Program - $50,000; and Del Paso Heights EIR/EIS - $15,000.*

*Fourth year (1978-79) Community Development activities for Del Paso Heights are described as follows: PAC budget - $82,250; Assessment District #3 (North-Grand-Bell-Clay) - $600,000; Public Improvements Planning Program, Assessment District #4, Plans and Specifications (Nogales Assessment Area) $28,000.*

*The 1979-80 Community Development activities include the following: PAC budget - $79,500; Street lighting Assessment District (880 Freeway-Grand-Dry Creek-Huron) - $16,000; Assessment District #4A (Nogales between Palmetto and Alverado Blvd.) - $480,000; Assessment District #4B (Nogales between Alverado Blvd. and Marysville Blvd.) Plans and Specifications - $50,000.*

*The technical and administrative costs have been approximately $169,266.*

## *ALKALI FLAT COMMUNITY DEVELOPMENT PROGRAM*

### *PROJECT NO. 6*

*The application for a Neighborhood Development Program in Alkali Flat was approved June 27, 1972 by the Department of Housing and Urban Development. The first year NDP in Alkali Flat was from June 16, 1972 to June 15, 1973.*

*The project area consists of 25 blocks of residential, commercial, and industrial property. New zoning regulations were adopted on February 10, 1972 by the City Council so that improved long-range planning could be accomplished for the entire 25-block NDP area. Certain blocks were designated for residential use and others for office, commercial, and park use.*

*The entire project area contains approximately 1,500 persons, primarily in rental dwellings. The racial distribution is approximately 50 percent White, 35 percent Mexican-American, and 15 percent Black and Oriental. Forty percent of the population is over 55 years of age.*

*In Alkali Flat $825,000 was used to carry out NDP activities for the first year in a two-block target area bounded by 8th-10th-D and E Streets. One Hundred Forty-Three new apartments, known as Washington Square, for low and moderate income families were built by a limited dividend sponsor to replace the 62 substandard dwelling units and blighted warehouses formerly in the area.*

*The second year activity concentrated on completing site improvements for the first target area, including new streets, curbs and gutters. In addition to those site improvements the City Council allocated revenue sharing money to replace a portion of street lights in the area and to construct the second mini-park to be located on 11th Street between E and F Streets.*

*First year (1975-76) Community Development funding consisting of $578,700, was utilized for the acquisition of parcels and relocation of residents in the block bounded by 10th-11th-E and F Streets (Block 114). Elderly persons living in those dwellings were temporarily relocated and have first priority to move back into the new elderly housing units when completed. The Agency is in the process of utilizing tax increment funds to construct 40 units of elderly housing on the north half of this block, which will take approximately one year to complete. These units will be managed and maintained by the Housing Authority. Construction is expected to begin in the Spring of 1980.*

*Seven structures located on the south half of Block 114 were sold for housing preservation and rehabilitation. These buildings will be completed by June, 1980. This program represents 25 standard units to be rejuvenated and placed back into the housing stock for Alkali Flat.*

*Second year Community Development funding for 1976-77 consisted of: PAC Budget - $33,825; Alkali Flat Plan EIR/EIS - $15,000; Section 312 Loan Administration - $30,000; Alkali Flat Neighborhood Center (12th Street between E and F Streets) - $79,265; Urban Design Manual - $7,319; SNAP - $86,291; Alley Improvement (C-D-12th and 13th Streets) - $10,000.*

*Third year CD (1977-78) funding of $250,500 was used for the PAC Budget - $56,000; and land acquisition for residential development (11th and G Street) - $194,500. The Agency has received a proposal for construction of 24 high income condominium units. This market rate housing development is consistant with the Agency and Citizen's Committee goal to develop an income mix balanced community.*

*Fourth year CD activities (1978-79) consisted of a total budget of $294,500, representing the following activities: PAC budget - $60,000; residential land acquisition of five parcels located on the south half of the block bounded by 9th-10th-E and F Streets; and Senior Citizen Center Plans and Specifications - $20,000.*

*The 1979-80 Community Development year consisted of the following activities: PAC Budget - $66,000; land acquisition of six parcels on the southside of E Street between 7th and 8th Streets - $200,000; a residential acquisition/rehabilitation program - $100,000; 12th Street improvement district - $100,000.*

*From 1972-79 Alkali Flat has received approximately $413,440 from the Section 312 Loan Program.*

*The City Planning Staff with the Agency and PAC staffs have been working on an update of the Redevelopment Plan. It is anticipated that the Plan will be completed this year in conjunction with the Central City Plan Update.*

N
ALKALI PLAYGROUND
C
D
E
F
G
STREET
8TH STREET
9TH
10TH
11TH
12TH
13TH
14TH
PROJECT BOUNDARIES
CITY HALL
TERMI
ALKALI FLAT REDEVELOPMENT
PROJECT NO 6
BASE MAP
PREPARED BY
REDEVELOPMENT AGENCY CITY OF SACRAMENTO
MARCH 13, 1973
DRAWN BY D ARRIOLA

24 units

new low income housing

Broadway & San Jose Way

city recreation bldg. multi-service complex

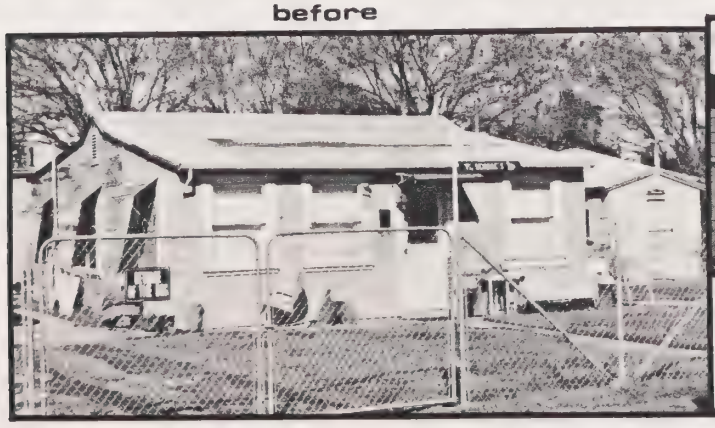
Sacramento Blvd. at 9th Ave.

# OAK PARK

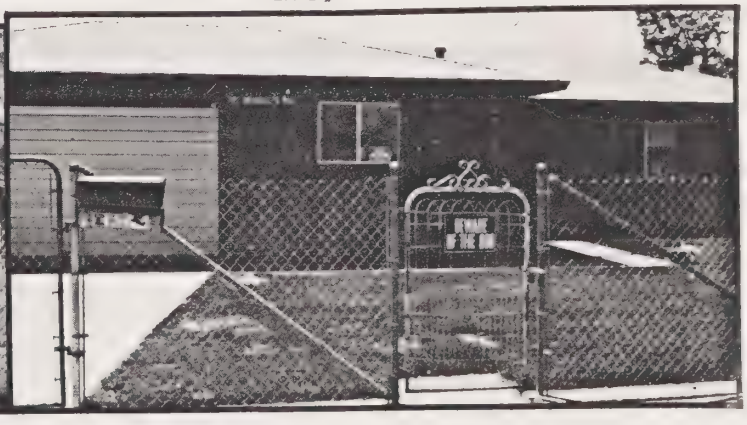
# community development

fire station on Sacramento Blvd. at 8th Ave.

before



after



(4050 Sumac Lane)

## *OAK PARK COMMUNITY DEVELOPMENT PROGRAM*

### *PROJECT NO. 7*

*In September, 1971 plans were announced by the Sacramento Redevelopment Agency for the beginning of a Neighborhood Development Program (NDP) in the Oak Park area. A series of community-wide meetings followed. During one of those meetings, members were asked to volunteer to serve as the Interim Project Area Committee (PAC). Ten persons comprised this group and were instrumental in:*

1. *Drawing up the scope of development for Oak Park for presentation to the entire community;*

2. *Devising a means of selecting the final PAC; and*

3. *The development of the Oak Park budget for the application that was submitted to HUD in January, 1972. In the first year's budget, money was allocated for survey and planning. The PAC and Agency staff jointly recommended a planning consultant to determine the community needs and priorities and to prepare the Redevelopment Plan.*

*The Oak Park Neighborhood Development Program was approved by the Department of Housing and Urban Development effective June 16, 1972.*

*The Oak Park Project Area is comprised of approximately 1,300 acres and has a population of approximately 14,000 people. The racial breakdown for the area is approximately 48.6 percent Black, 47.8 percent White, and 3.6 percent other.*

*First year NDP in Oak Park was basically a planning year. Tasks performed involved the preparation of a Preliminary Plan and the final Redevelopment Plan which formed the basis for selection of target areas on an annual basis for implementation and action. In November, 1972 the Murray-McCormick Environmental Group was retained by the PAC and the Redevelopment Agency to act as Planning Consultants for the Oak Park Neighborhood.*

*On January 9, 1973 the Preliminary Plan was presented to the City Planning Commission for consideration. After further review by the Planning Commission, Oak Park PAC and Redevelopment Agency, the Plan was adopted on January 16, 1973.*

*The Preliminary Plan set the foundation for a more detailed plan called the Redevelopment Plan. This Plan contains the goals, controls, and procedures for implementing physical development in the Oak Park Project Area. On May 30, 1973, at a public hearing held at Sacramento Senior High School, the Redevelopment Plan was adopted by the City Council and the Redevelopment Agency.*

*The first year target area (1973-74) was comprised of a three-block area located in the northern section of Oak Park. The boundaries were 37th Street, Third Avenue, Santa Cruz Way and the property alignment between First and Second Avenues.*

*Activities for the first year target area consisted of major and minor rehabilitation of approximately 26 single-family residences with the use of HUD grants and loans. There was spot clearance of six substandard homes purchased on a limited interest basis with the land remaining vested in the owner's name. Property owners entered into Owner Participation Agreements and with the aid of HUD replacement housing payments, rebuilt in the same site.*

*The second year target area (1974-75) boundaries were 14th Avenue to the north, 16th Avenue to the south, South Sacramento Freeway to the west, and 34th Street to the east. The overall objective for second year activities was to couple NDP with a Street Assessment District's efforts to achieve a complementary and successful project. The Assessment District included new streets, sidewalks, curbs, gutters and street lights financed primarily through the City of Sacramento with the use of General Revenue Sharing Funds. Within the above boundaries the area was characterized by a mixture of the following housing conditions: ten standard, fifty rehabs, nine rehabs questionable, and eleven substandard homes.*

*The primary NDP goal was to revitalize 46 homes. The estimated cost to rehabilitate the 46 homes was $161,000 in HUD grants and an additional $100,000 in HUD 312 loans.*

*First year (1975-76) Community Development funding was $552,250 for land acquisition, tenant relocation, and property clearance at 8th Avenue and Sacramento Boulevard for the Multi-Service Center Development. There was also $175,900 for land acquisition at San Jose Way and Broadway for future construction of 24 multi-family units (now completed and occupied). The last item to be funded was $285,000 for land acquisition on a portion of the east side of 35th Street between 4th and 5th Avenues for future multi-family housing development.*

*Second year C.D. (1976-77) funding provided a total of $723,400 for the following activities: housing rehabilitation grants and limited acquisition in the area bounded by 33rd Street, 37th Street, 6th Avenue and 9th Avenue; land acquisition for a mini-park and park development expenses at Temple Avenue and 34th Street; and a self-help painting/beautification program.*

*Third year C.D. (1977-78) funding consisted of $476,600 for the following activities: PAC budget, self-help painting and beautification; housing rehabilitation grants in the area bounded by 37th Street, Sacramento Boulevard, 9th Avenue and Bigler Way; and low interest housing rehabilitation loans for the entire area. In addition to the above, the City also allocated $150,000 in the project area for (1) plans/specifications to widen Sacramento Boulevard between Broadway and 14th Avenue; and (2) street lighting assessment in the area bounded by 6th Avenue, 12th Avenue, 33rd Street and 38th Street.*

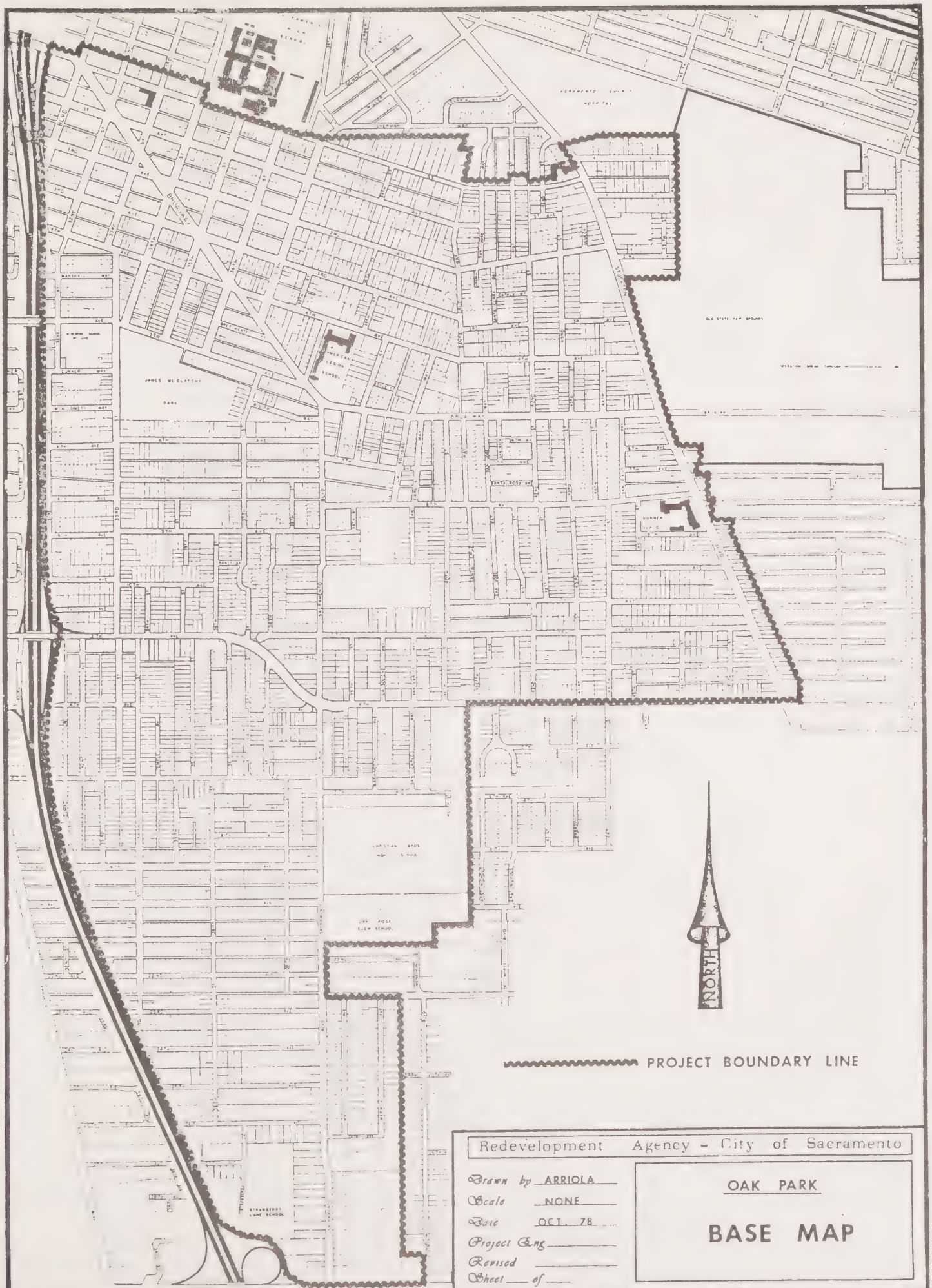
*Commitment of fourth year C.D. (1978-79) funds in Oak Park was significant. The Oak Park Community Center Complex located at 8th Avenue and Sacramento Boulevard was allocated additional funds from City and County which totaled $2,746,610, including past authorization. The first phase fire station has been constructed. A City Recreation Building is nearing completion and a*

*County Social Service building will soon be under construction. $445,000 was also allocated for street widening of Sacramento Boulevard between 8th and 12th Avenue. In addition, a total of $471,550 was allocated for PAC budget ($96,550) and residential land acquisition ($375,000) in the 35th Street area. $22,000 was appropriated for Warwick/Mascot public improvement district for plans and specifications. The Agency also acquired a housing loan from CHFA of $828,312 for multi-family housing construction on Broadway and Santa Cruz Way. Downtown tax increments provided $250,000 for land acquisition for this housing development.*

*For the 1979-80 Community Development year the following activities were funded: PAC budget - $97,800; land acquisition for 35th Street area - $300,000; housing replacement program - $100,000; Warwick/Mascot assessment district - $300,000.*

*Since 1976-79 there has been a total of $1,549,313 spent in Oak Park for housing rehabilitation. The breakdown included: CD Grants - $288,531; Housing Opportunity Program for Elderly (HOPE) - $170,384; Paint/Beautification - $137,846; Retrofitting - $5,330; Section 312 Loans (3% interest) - $528,344; Sacramento Neighborhood Assistance Program (SNAP) $418,878. The technical and administrative cost to administer the program has been approximately $387,328.*

*The Agency Staff and PAC are currently working on a site plan for the type of housing that will be constructed in the 35th Street area between 4th and 5th Avenues. Current planning is also underway toward economic development in a form of a shopping center which is anticipated to be built on Sacramento Boulevard and Broadway.*




Redevelopment Agency - City of Sacramento

Drawn by ARRIOLA
Scale NONE
Date OCT. 78
Project Eng.
Revised
Sheet ___ of ___

OAK PARK

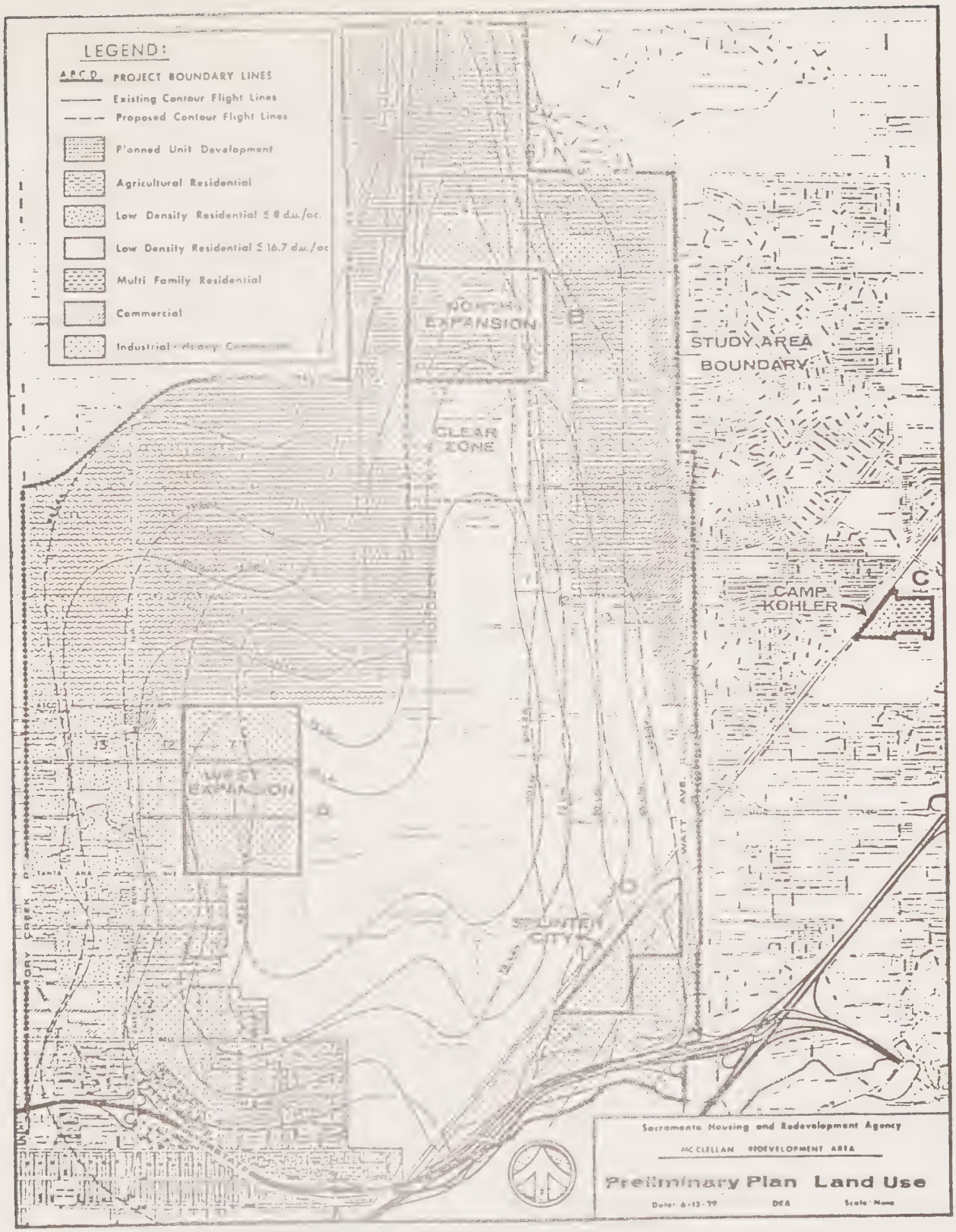
# BASE MAP

## McCLELLAN REDEVELOPMENT PROJECT

The McClellan Study was undertaken to enable the City, County and adjacent community, working with the Redevelopment Agency, to prepare a Preliminary Redevelopment Plan for the area. The ultimate goal is to eliminate certain blight in the area, resolve problems resulting from planning activities proposed by McClellan Air Force Base, as such activities may affect the adjacent community and to assist McClellan AFB with expansion needs.

In late 1979, Sacramento County Board of Supervisors and Sacramento City Council, subject to approval of the Preliminary Plan by their respective Planning Commissions, authorized the Redevelopment Agency to move forward with Phase I activities which included the retaining of a consultant to prepare a Final Redevelopment Plan which would include only the Splinter City, Camp Kohler, West Expansion and North Expansion areas. Upon adoption of the Redevelopment Plan, a mechanism involving private developers, the Redevelopment Agency and the Federal Government may be approved for the acquisition of the West and North Expansion areas which would be exchanged for Splinter City and Camp Kohler surplus areas which in turn would be sold to private developers. Concurrently with acquisition and disposition activities, the Agency would require the consultant to continue his study of the survey area to provide recommendations for possible future activities in the Phase II and Phase III areas so that the Redevelopment Project Boundary could be expanded at a later date should that be the decision of the Governmental bodies.

The cost of preparing Phase I is estimated to be $100,000. The City and County of Sacramento and McClellan Air Force Base have agreed to contribute $33,333 each toward the cost of implementing Phase I. The Redevelopment Agency is currently in the process of obtaining a consultant to begin the preparation of the Final Redevelopment Plan.




# McCLELLAN

# REDEVELOPMENT PROJECT

## *RESEARCH AND DEVELOPMENT DIVISION*

*The Research and Development Division is divided into three sections, i.e., Research, Development and Special Studies.*

*The Research Section represents an activity performed by a number of staff rather than a few selected persons. It is an attitude which is sensitive to the problems and opportunities relating to Agency or general community development and obtains the necessary resources to solve the problem or implement the opportunity. The resources may be money, material, staff or donations from private individuals and organizations, local, State or Federal agencies. The Assistant Director serves as a central resource in helping staff to develop proposals. Proposals may range from social service programs, community programs, housing development to research leading to new ways of funding existing programs.*

*Examples of recent funded projects:*

| | | |
|---|---|---|
| 1. | *Urban Development Action Grant*<br>*(Joint City/UDAG funding of an underground public garage in the Downtown Plaza. Privately financed construction of a Liberty House Department Store providing 200 new permanent jobs.)* | *$1.5 million* |
| 2. | *SB 966 Housing Rehabilitation Loan*<br>*(Deferred low-interest rate loan program from State for Walnut Grove.)* | *$ 100,000* |
| 3. | *SB 966 Housing Rehabilitation Loan*<br>*(Same as above, for the City)* | *$ 75,000* |
| 4. | *Historic American Building Survey*<br>*(Detailed architectural documentation of existing structures in Locke)* | *N/A* |
| 5. | *Sacramento County Economic Development Loan and Grant Program*<br>*(Use of County CDBG funds to initiate a local economic development financing program. Currently being administered through two local development corporations. Expected to leverage over $1 million in private funds.)* | *$ 250,000* |
| 6. | *Residential Hotels*<br>*(Development of several scattered small new residential hotels for single persons using tax increment and CDBG funds in partnership with developer equity and below-market rate loans from private financial institutions.)* | *$ 100,000* |

*The Development Section represents the "technical" portion of the Agency. Activities carried out by staff include architecture, planning, engineering coordination, demolition, plan review, construction and site improvement, construction contract management, housing development and drafting. The 1980 workload includes the following major activities:*

| | | |
|---|---|---|
| 1. | *Public Housing Improvement (Master Plans for Dos Rios, River Oaks and New Helvetia, New Helvetia water and lighting.)* | *$ 350,000* |
| 2. | *Locke Public Improvements (Water and fire hydrant system, electrical repair and conversion, wood preservative, clean-up and foundations.)* | *$ 341,000* |
| 3. | *Old Sacramento (Service courts and alleys)* | *To be determined* |
| 4. | *Design Review of 20 Buildings* | *N/A* |
| 5. | *Housing Development* | *$25 million* |
| | *a. Alkali Flat Elderly - 40 units* | *$1.2 million* |
| | *b. Cal 5-20, Substantial Rehabilitation -90 units* | |
| | *c. Cal 7-5, New Construction - 178 units* | *$7.0 million* |
| | *d. Cal 7-7, New Construction - 155 units* | *$6.1 million* |
| | *e. Cal 5-21, Substantial Rehabilitation - 75 units* | *$3.0 million* |
| | *f. 35th-36th Street Oak Park - 30 units* | *$1.6 million* |
| | *g. 34th-35th Street Oak Park* | *$1.1 million* |
| | *h. San Carlos Rehabilitation* | *$ .3 million* |
| | *i. Shiloh Arms Rehabilitation* | *$1.2 million* |
| 6. | *Other Projects* | *$1,236,000* |
| | *a. Central Kitchen Rehabilitation* | *$ 275,000* |
| | *b. K Street Mall (3rd-4th Streets)* | *$ 500,000* |
| | *c. K Street Mall (6th-7th Streets)* | *$ 300,000* |
| | *d. K Street Underpass* | *$ 160,000* |

*The Special Projects Section undertakes projects that tend to be unusual and one of a kind. Current projects include:*

1. *Sacramento Inter-Modal Transportation Center Study*
2. *Walnut Grove*
   *(Planning study and historical research for National Historic registration for Delta Estate Cooperative Community Center.)*
3. *New housing under AB 333*
   *(A joint program between SHRA and Sacramento handicapped community to prepare an application for funding under AB 333 legislation.)*
4. *Alkali Flat Rehabilitation*
   *(515 12th Street - conversion of a building into an artist's center.)*
5. *Management and Technical Assistance to Indian Housing Authorities*
   *(Commissioner and staff capacity building training. Past clients include Round Valley, Modoc/Lassen and Hoopa.)*

## REHABILITATION PROGRAMS

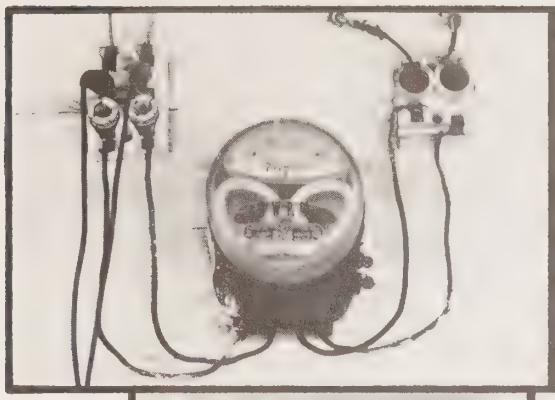
The Property Rehabilitation Department administers the City/County Loan and Grant Programs utilizing Community Development Block Grant, California Housing Finance Agency, and State Housing and Community Development funding; 312 Loan Program, limited acquisition, FHA home improvement and conventional loan applications, new home construction and demolition; provides financing and technical assistance for all administered programs; provides technical assistance to homeowners, City/County Departments regarding housing and historic preservation and restoration. Relocation services are also provided for project residents and businesses.

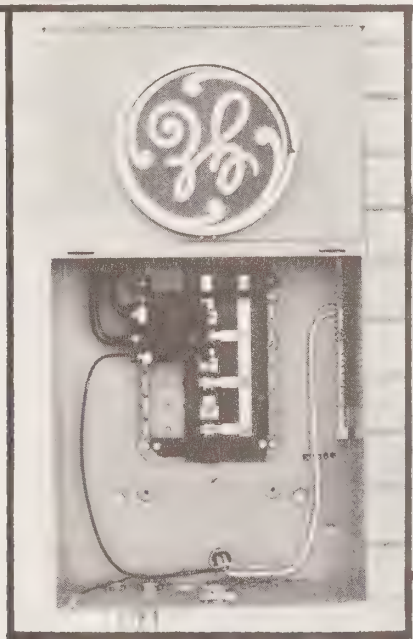
Examples of current workload:

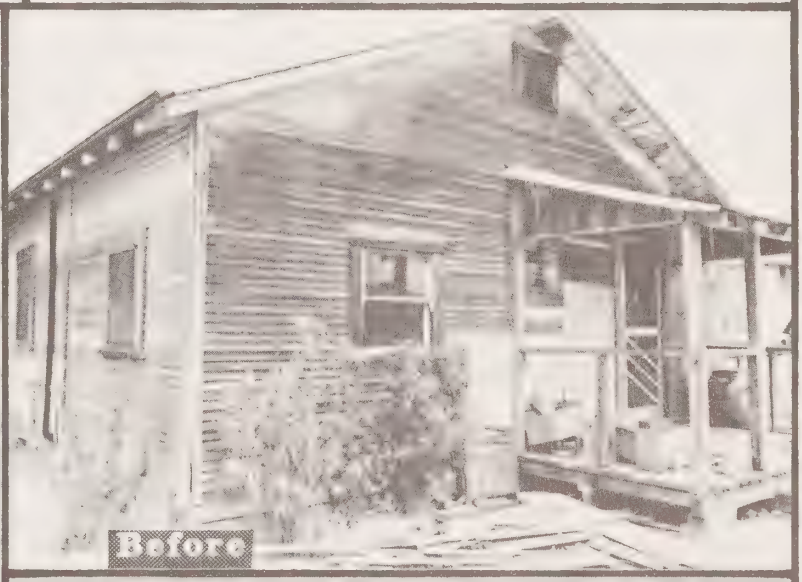
1. Rehabilitation Case Load - City FY 1978-1979
   a. HOPE - 123 cases
   b. Retrofitting Grant - 10 cases
   c. Paint/Beautification - 85 cases
   d. SNAP Loans - 8 cases
   e. 312 Loans - 41 cases
2. Rehabilitation Case Load - County FY 1978-1979
   a. Housing Rehabilitation Grant - 22 cases
   b. Retrofitting Grant - 8 cases
   c. SNAP Loan - 24 cases
   d. 312 Loans - 9 cases

### PROJECTED WORKLOAD FY 1979-80

| DESCRIPTION | | No. OF UNITS | SOURCE OF FUNDS |
|---|---|---|---|
| **City Rehabilitation** | | | |
| Painting and Beautification Program | $ 127,000 | 127 | City C.D. |
| Sacramento Neighborhood Assistance Program (SNAP) | 750,000 | 30 | City C.D. |
| Housing Opportunity Program For Emergency Repairs (HOPE) | 127,000 | 127 | City C.D. |
| Retrofitting Grant Program For the Disabled | 90,000 | 27 | City C.D. |
| Home Ownership-Home Improvement Loan Program (HOHI) | 425,000 | 28 | CHFA |
| **County Rehabilitation** | | | |
| Housing Rehabilitation Grant Program | $ 100,000 | 30 | County C.D. |
| Sacramento Neighborhood Assistance Program | 454,545 | 24 | County C.D. |
| Retrofitting Grant Program For the Disabled | 60,000 | 18 | County C.D. |
| Deferred-Payment Rehabilitation Loan Program (SB 966) | 100,000 | 10 | State HCD |
| Home Ownership-Home Improvement Loan Program (HOHI) | 458,000 | 27 | County C.D./CHFA |







# HOPE

## (Housing Opportunity Program for the Elderly)

## 312 LOAN PROGRAM

### Congressional Authorization

- Section 312 of the Housing Act of 1964.
- Funding available as released by HUD, Washington D.C. Past three years funding has been limited, inconsistent and restricted to Federal projects nearing completion.

### Purpose

- Provides loans for rehabilitation of homes determined to be economically feasible for rehabilitation.
- Allows property owners to repair/improve their property to local standards for decent, safe and sanitary housing.

### Eligibility

- Applicant must be legal owner of property for rehabilitation.
- Property must be within a Community Development Target Area.
- Property must be feasible for rehabilitation based upon an appraisal.

### Rehabilitation Loan Policies

- Interest rate is THREE PERCENT!
- Repayment plans are flexible, depending upon financial ability of owner.
- Loans may be paid off ahead of time without penalty.
- In general, a mortgage is required only if loan is over $3,500. Loans under $3,500 are secured by Promissory Note.
- A loan, in some cases, may include an amount for general property improvements (non-code items).

## HOPE

The Housing Opportunity Program for the Elderly was developed by the County of Sacramento and the Sacramento Housing and Redevelopment Agency in 1975. HOPE provides emergency repair grants free to low and moderate income elderly for purposes of making interim repairs to their homes.

In 1976, the City of Sacramento realized the success and need for HOPE and approved the program for areas within the City. HOPE program assistance has been provided in Citrus Heights, Rio Linda, North Highlands, Folsom, Rancho Cordova (Lincoln Village), Fruitridge Pocket Area, Kara Tract, Galt, Isleton, and the Delta Area within the County limits. In the City, HOPE grant assistance has been granted in Del Paso Heights, Central City, Oak Park, Glen Elder, City Farms, Meadowview, Northgate and Strawberry Manor.

To date, 358 elderly persons and/or families have been assisted under HOPE with total program assistance now exceeding $459,288.

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

PHYSICAL DEVELOPMENT PROGRESS REPORT

RENEWAL PROJECTS

January 1, 1980

CAPITOL MALL PROJECT NO. 2-A (Calif. 5-1)

| Completed Construction | Date Completed | Estimated Market Value (Incl. Land) |
|---|---|---|
| Federal Building (Federal courts, offices) | 12/61 | $ 10,500,000 |
| I.B.M. Building (General offices) | 3/63 | 4,500,000 |
| Macy's Sacramento (Department store) | 11/63 | 14,500,000 |
| Wells Fargo Bank (Regional bank, offices) | 4/64 | 4,500,000 |
| Charles E. Brown Building (offices) | 5/63 | 2,250,000 |
| Crocker National Bank (Regional bank, offices) | 12/64 | 7,500,000 |
| Sacramento Savings & Loan Association | 3/62 | 1,875,000 |
| Richfield Service Station | 12/61 | 159,000 |
| Capitol Square (Parking garage, offices, supermarket) | 6/65 | 3,625,000 |
| Chamber of Commerce Building (General offices) | 1/66 | 3,450,000 |
| Insurance Exchange Building (General offices) | 2/67 | 4,050,000 |
| The Pioneer House (Elderly high-rise, 132 units) | 7/66 | 2,250,000 |
| Bank of America | 2/68 | 1,300,000 |
| Taketa Building (Professional offices) | 4/63 | 156,000 |
| Capitol Towers Apartment Complex (206 garden and 203 high-rise units) | 2/64 | 10,000,000 |
| Showcase Theatre | 12/65 | 200,000 |
| Plaza Towers Office Building I | 4/70 | 9,000,000 |
| Plaza Towers Office Building II | 2/74 | 9,000,000 |
| Plaza Towers Parking Garage - Phase I | 4/70 | 1,225,000 |
| Plaza Towers Parking Garage - Phase II | 2/74 | 962,000 |
| Public Improvements | | 2,267,535 |
| Pioneer II (198 Elderly units in 12-story high-rise, 5th and P Sts.) | 1/78 | 6,600,000 |
| Capitol Plaza Hotel (3-4-J-K Sts., 15 stories, 375 rooms) | 8/79 | 10,800,000 |
| Parking Structure (3-4-K-L Sts., 1345 spaces) | 9/79 | 7,500,000 |
| | Sub-total | $118,169,535 |

Under Construction

| | |
|---|---|
| Public Improvements (3-4-K Mall & related improvements) | $ 479,532 |
| Bridgeway Tower Condominiums (134 units, 15 stories, 5th and N) | 13,000,000 |
| Sub-total | $ 13,479,532 |

Under Disposition Contract

| | |
|---|---|
| Downtown Plaza Properties Retail (½ block parcel, K Mall-4-5) | $ 3,000,000 |
| TOTAL | $134,649,067 |

CAPITOL MALL EXTENSION PROJECT NO. 3 (Calif. R-18)

| Completed Construction | Date Completed | Estimated Market Value (Incl. Land) |
|---|---|---|
| Sacramento Union (Newspaper production and office facility, 4th and Capitol Mall) | 12/68 | $ 9,000,000 |
| Underground Parking Garage (5-6-J-L, 1188 spaces) | 6/70 | 6,750,000 |
| Downtown Plaza Properties (Retail, offices, 5-6-J-L) | 4/72 | 7,500,000 |
| Gateway Associates Bank Building (4th and Capitol) | 5/72 | 825,000 |
| *Robert McCabe (Architectural office, commercial, 2nd-J-K, Parcel #108) | 7/72 | 270,000 |
| *Morse Building (Historic demonstration project, 2nd and K, Parcel #118) | 1/70 | 540,000 |
| *Trinken Enterprises (Fanny Ann's Saloon, 2nd and K, Parcel #119) | 9/73 | 360,000 |
| California Fruit Building (Office building rehab) | 12/74 | 1,250,000 |
| Ramona Hotel (Rehabilitation, 6th and J Sts.) | 1971 | 40,000 |
| Public Improvements | | 1,229,133 |
| *Dr. Sami C. Haddad (Retail-Commercial, professional offices, Heywood Building, 2nd and J, Parcel #110) | 7/75 | 700,000 |
| *Dr. Sami C. Haddad (Restaurant, offices, Smith Building, 2nd St., Parcel #109) | 7/75 | 350,000 |
| *Saddlerock Associates (Radio Station, restaurant/ saloon, offices, 2nd-J-K, Parcels #120-121) | 7/75 | 600,000 |
| Downtown Plaza Properties Parcel B-1 Addition (5-6-J-K) | 5/79 | 1,500,000 |
| Downtown Plaza Properties Parcel B-2 (3-story office, 5-6-J-K) | 10/79 | 3,000,000 |
| | Sub-total | $ 33,914,133 |
| **Under Construction** | | |
| Liberty House Garage (6-7-K-J, 280 spaces) | | $ 3,500,000 |
| Liberty House Department Store and Office Building (6-7-K-J) | | 5,500,000 |
| *Barriga-Frey, Ltd. (2nd St.-K-L, Parcels #96 & 97) | | 550,000 |
| *Fratt Building-Old Sacramento Land Co. (2nd & K, Parcel #98) | | 1,000,000 |
| | Sub-total | $ 10,550,000 |
| **Under Disposition Contract** | | |
| Gateway Associates Office Building (3-4-Capitol-N) | | $ 22,000,000 |
| *Robert C. Cook (Retail-Commercial, offices, 2nd-L to L-K Alley, Parcels #103-107) | | 550,000 |
| Ramona Hotel (Rehabilitation, 6th and J) | | 2,000,000 |
| Public Improvements | | 1,244,287 |
| *Latcher Building-William Finger (2nd-K-L, Parcel #95) | | 165,000 |
| | Sub-total | $ 25,959,287 |
| **Proposed Construction** | | |
| Travelers Hotel (Office rehabilitation, 5th & J) | | $ 6,000,000 |
| Future aboveground garage (4-5-J-K) | | 5,000,000 |
| | Sub-total | $ 11,000,000 |
| | TOTAL | $ 81,423,420 |

*In Old Sacramento Historic Area

*CAPITOL MALL RIVERFRONT PROJECT NO. 4 (Calif. 4-67)*

*RESIDENTIAL*

| *Completed Construction* | *Date Completed* | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *Robert C. Powell Properties (200 townhouse and garden apartment units)* | *8/70* | *$ 4,800,000* |
| *Robert C. Powell Properties (102 townhouse and garden apartment units)* | *9/71* | *2,250,000* |
| *Elderly high-rise and offices (108 units, 7th and I)* | *12/73* | *6,000,000* |
| | *Sub-total* | *$ 13,050,000* |
| *Under Construction* | | |
| *Riverfront Plaza Associates (91 condominium apartments, P-Q-3rd-I5)* | | *$ 9,000,000* |
| | *TOTAL* | *$ 22,050,000* |

*CHINATOWN*

*Completed Construction*

| | | |
|---|---|---|
| *Soo Yuen Benevolent Assn. (Retail-Commercial Assn. meeting area)* | *5/70* | *$ 525,000* |
| *Dong Enterprises (Hong King Lum Restaurant)* | *1/70* | *525,000* |
| *Ping Yuen Center (low and moderate income housing, 72 units)* | *12/70* | *2,565,000* |
| *Sun Yat-Sen Memorial Association (Cultural Center, Memorial Hall)* | *9/71* | *187,500* |
| *The Hongkong & Shanghai Banking Corp. of California (Bank, offices)* | *5/71* | *1,747,500* |
| *Ong Ko Met Benevolent Association (Retail, Assn. meeting area)* | *5/72* | *240,000* |
| *Bing Kong Tong (Commercial & Tong headquarters)* | *1/73* | *[illegible]00,000* |
| *Wong Center, Inc. (187 units low income elderly)* | *5/73* | *6,300,000* |
| *Vagabond Motel and Restaurant (3-4-I-J)* | *2/75* | *2,500,000* |
| *Pedestrian Mall* | | *293,000* |
| | *TOTAL* | *$ 15,[illegible],000* |

*HEAVY COMMERCIAL/LIGHT INDUSTRIAL CORRIDOR*

| *Completed Construction* | *Date Completed* | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *A & A Builders Supply (Warehouse, Parcel HC-22A)* | *4/72* | *$ 300,000* |
| *Thomson-Diggs Company (Parking lots, fencing)* | *3/72* | *30,000* |
| *Harry Joe Lee (Automotive garage)* | *9/70* | *225,000* |
| *City of Sacramento (Fire Station)* | *2/71* | *292,500* |
| *John F. Otto (Two warehouses)* | *12/70* | *435,000* |
| *Jean Y. Hawkins (Wholesale outlet)* | *9/69* | *150,000* |
| *John F. Otto (Gestetner Corporation facility)* | *1/70* | *160,500* |
| *Dunn-Edwards Corporation (Wholesale paints)* | *9/70* | *600,000* |
| *Greyhound Taxi Company, Inc. (Rehabilitation, new buildings)* | *1/71* | *100,500* |
| *Kaname & Betsie T. Sanui (Auto repair garage)* | *1/71* | *180,000* |
| *Atlas Specialties Corporation (Wholesale supply)* | *5/71* | *165,000* |
| *Sacramento Bag Manufacturing Company* | *8/75* | *52,500* |
| *Inaba Brothers (Food Distribution Plant)* | *2/74* | *180,000* |
| *A & A Key Builders Supply (Warehouse, Parcel HC-22C)* | *4/72* | *377,500* |
| *Dean F. Unger/A & A Key Builders Supply (Warehouse)* | *8/74* | *312,000* |
| *Lasher Volkswagen Service Center* | *10/72* | *198,000* |
| *Walter Fong (Warehouse and offices)* | *2/73* | *525,000* |
| *Harry Joe Lee (Wholesale outlet)* | *6/75* | *127,500* |
| *Capitol Tire Company* | *9/71* | *150,000* |
| *Nimbus Industrial Park (Wholesale outlet)* | *7/75* | *150,000* |
| *Joe Wayne Fong (Parking lot and rehabilitation)* | *6/75* | *127,500* |
| *Tom & Masako Kurotori (Parking lot)* | *11/72* | *18,000* |
| *Pacific Gas & Electric Company (Parking lot)* | *8/74* | *36,000* |
| *Carl E. Spilman (Parking lot and rehabilitation)* | *8/75* | *225,000* |
| *Elwyn Simard (Wholesale structure, rehabilitation)* | *11/75* | *52,500* |
| *Paul Bernardis (Rehabilitation)* | | *15,000* |
| *Gilbert & Associates, Engineering Building (Rehabilitation)* | | *150,000* |
| *Carson Development Co. (Company headquarters and service facility, 2nd and R - 1st Phase)* | | *200,000* |
| *Western Pacific Facility (3rd and R)* | | *170,000* |
| *Carson Development Co. (Company headquarters and service facility, 2nd and R - 2nd Phase)* | | *200,000* |
| | *Sub-total* | *$ 5,865,000* |
| *Proposed Construction* | | |
| *Other Agency Disposition Parcels* | | *$ 300,000* |
| *Rehabilitation - All other* | | *300,000* |
| | *Sub-total* | *$ 600,000* |
| | *TOTAL* | *$ 6,465,000* |

OLD SACRAMENTO HISTORIC AREA

| Completed Construction | Date Completed | Estimated Market Value (Incl. Land) |
|---|---|---|
| Big Four & Dingley Spice Mill | 3/70 | $ 975,000 |
| Robert C. Cook (#28 Foster Saloon and Fulton's Prime Rib Restaurant) | 3/74 | 365,625 |
| Don Brown and Jim McCord (#86 Cavert Building - Shops) | 1975 | 806,375 |
| Pendergast Store (#81 - shops, offices) | 4/73 | 175,000 |
| Railroad Exchange Building (#63, 64, 65 - Rehabilitation) | 8/76 | 1,687,000 |
| Swenson, Marr, Martin & McCabe (#52 Gregory Bldg.) | 1975 | 562,500 |
| Sacramento Trust (#41, 42 Howard House & Lady Adams Building - Restaurant and Retail) | 11/74 | 1,394,500 |
| Frank Fat (#35 Booth Building & China Camp Rest.) | 9/74 | 750,000 |
| Sacramento Restoration (#49 Adams Express Bldg.- Restaurant, shops, offices) | 10/75 | 712,500 |
| William H. MacLaughlin (#25 Barnum Hotel - shops, offices) | 4/74 | 500,000 |
| Sacramento Postal Employees Credit Union (#85 Stanford Brothers Store, shops & offices) | 10/75 | 806,250 |
| Bollinger Investment Company (#17, 18 Masonic Hall & Sacramento Union - Restaurant, offices) | 2/76 | 1,125,000 |
| Treaster, Thomas, Design Forum (#27 Schroth Bldg.- shops, offices) | 6/75 | 564,375 |
| Public Improvements - First & Second Phases | 3/74 | 686,000 |
| Cope, etal. (#75-77 - Restaurant & shops) | 8/61 | 1,500,000 |
| Robert C. Cook (#79, 79A, 80 - Retail-commercial, offices) | 5/73 | 796,875 |
| State Supreme Court & Communications Museum | 5/76 | 912,500 |
| Parking Garage (463 spaces - Front St.-L-Capitol) | 12/76 | 3,125,000 |
| Goodell's Carpenter Shop (#78) | 5/76 | 125,000 |
| Frank Fat Properties (#34 Brannon Bldg, gift shop) | 9/76 | 607,500 |
| Central Pacific Passenger Station (State) | 7/76 | 1,625,000 |
| Agency #32 - Vernon-Brannan Building | 9/76 | 775,000 |
| Gene Wong (#24 Baker-Hamilton Building - retail shop, offices) | 6/76 | 600,000 |
| Richard J. Mendoza (#33 Brannan Bldg., - Tortilla Factory and restaurant) | 11/76 | 607,500 |
| R. W. Henderlong (#43, 44 Harris-Winkle Bldg. - Restaurant & offices) | 3/77 | 594,000 |
| Schoolhouse | | 50,000 |
| Mrs. Lawrence Smith (#38-39 - commercial shops) | 6/77 | 495,000 |
| What Cheer House (#55-62 - Shops, offices) | 12/77 | 2,640,000 |
| D & R Associates (#21, 22, 23 - Restaurant, unique shops, offices) | 12/77 | 900,000 |
| Lewis & Haarmeyer (#31 Mechanics Exchange - shops, offices) | 10/77 | 800,000 |
| Bollinger-Brodovsky (#73 Clarendon House-apartments, commercial) | 12/77 | 1,270,000 |
| Hughes & Hughes (#50 - Retail and offices) | 5/78 | 882,000 |
| Don Lee, Inc. (#36 - Front Street) | 5/78 | 540,000 |
| Potter, Taylor, Scurfield (#74 Pacific Stables-restaurant and offices) | 4/79 | 480,000 |
| | Sub-total | $30,435,500 |

*OLD SACRAMENTO HISTORIC AREA (Continued)*

| *Under Construction* | *Estimated Market Value (Incl. Land)* |
|---|---|
| *Robert C. Cook (#31A Mechanics Exchange Annex- Restaurant, shops, offices)* | *$ 300,000* |
| *State Railroad Museum (Principal Structure)* | *14,000,000* |
| *Mrs. Lawrence Smith (#40 - Front & K - Commercial)* | *300,000* |
| *Leggett Ale/Booth Association (#36A & 37 - offices)* | *1,200,000* |
| *O'Neal/Tarter (#53 - Shops and offices)* | *500,000* |
| *Sub-total* | *$ 16,380,000* |

| *Under Disposition Contract* | |
|---|---|
| *Magnolia Joint Venture (#19, 20 - Restaurant and offices)* | *$ 250,000* |
| *Beaty Family (#45-47 Bank Exchange - 2nd & K - Restaurant, commercial)* | *1,600,000* |
| *Capitol Mall Building Co. (Parcels #113-115, 122-123)* | *1,200,000* |
| *Capitol Mall Building Co. (Owner Participation, Motel L-Capitol, 1st-2nd)* | *2,000,000* |
| *Orleans Hotel Associates (Parcel #48 - historic hotel, 48 rooms)* | *3,180,000* |
| *City Market, O'Neal/Tarter (Parcel #54)* | *480,000* |
| *Ebner Hotel Associates, (Parcesl #83 & 84, historic hotel)* | *2,000,000* |
| *Sub-total* | *$ 10,710,000* |

| *Proposed Construction* | |
|---|---|
| *Owner Participants - Rehabilitation (Enterprise Hotel)* | *$ 2,700,000* |
| *Owner Participants - Reconstruction (Parcel #66-72)* | *1,728,000* |
| *State 1849 Scene and Park Area* | *3,000,000* |
| *Historic Ships, permanently moored (6 or 8)* | *4,000,000* |
| *Waterfront Docks - Capitol Mall to I Street* | *7,000,000* |
| *Private Dock Development - South of Capitol Mall* | *3,000,000* |
| *Sub-total* | *$ 21,428,000* |

*OLD SACRAMENTO HISTORIC AREA (Project 4 only)*

| | |
|---|---|
| *Completed Construction ($33,435,500, Including Project 3)* | *$ 30,435,500* |
| *Under Construction* | *16,380,000* |
| *Under Contract to be Constructed* | *10,710,000* |
| *Proposed Construction* | *21,428,000* |
| *TOTAL* | *$ 78,953,500* |

| OTHER | | Estimated Market Value (Incl. Land) |
|---|---|---|
| **Completed Construction** | | |
| J Street Widening and Public Improvements | | $ 437,000 |
| Crocker Art Gallery Annex | | 457,000 |
| Lloyds Bank and Commercial Building-Completed 6/74 | | 2,125,000 |
| Cultural Park (N-O-2nd-3rd - Purchase and development) | | 250,000 |
| City Maintenance Facility (5th and I Streets) | | 770,000 |
| | Sub-total | $ 4,039,000 |
| **Proposed Construction** | | |
| 6th and I Commercial Development (Office Bldg. & Parking - 68,000 sq.ft.) | | $ 6,000,000 |
| Public Improvements | | 1,500,000 |
| 5-6-I-J Office & Parking Complex Development (190,000 sq.ft.) | | 19,000,000 |
| | Sub-total | $26,500,000 |
| | TOTAL | $30,539,000 |

| TOTALS - PROJECT NO. 4 | | |
|---|---|---|
| Completed Construction | | $ 68,572,000 |
| Under Construction | | 25,380,000 |
| Under Contract to be Constructed | | 10,716,000 |
| Proposed Construction | | 48,528,000 |
| | TOTAL | $153,196,000 |

| CENTRAL CITY DEVELOPMENT PROJECT | | |
|---|---|---|
| **Completed Construction** | | |
| Weinstock Garage (470 spaces - 6-7-K-L) | | $ 5,750,000 |
| Weinstock Department Store (200,000 sq.ft. - 6-7-K-L) | | 15,000,000 |
| | Sub-total | $ 20,750,000 |
| **Under Construction** | | |
| Capitol Development Co. (11-12-J-J/K Alley, office building, 164,000 sq.ft. & Parking Garage - 280 spaces) | | $ 11,000,000 |
| | TOTAL | $ 31,750,000 |

*PROJECT NO. 5 (A-16) Del Paso Heights*

*Neighborhood Development Program/Community Development Block Grant Program (1970-79)*

| | Estimated Market Value (Incl. Land) |
|---|---|
| *Completed Construction* | |
| *New Home Construction - Agency Assisted (45)* | *$ 1,350,000* |
| *New Home Construction - Self (24)* | *720,000* |
| *Housing Rehabilitation - Agency Assisted (60)* | *430,650* |
| *Housing Rehabilitation - Self (5)* | *6,500* |
| *Library* | *325,000* |
| *Medical Clinic* | *1,250,000* |
| *Multi-family Units - 221 (d) (3) - 18 units)* | *312,500* |
| *Public Improvements (Rio Linda-Dry Creek Rd.-Grand Ave.-South Avenue)* | *1,157,465* |
| *Elderly Housing Units (40 units)* | *1,250,000* |
| *Public Improvements (Harris, North, Rose, Palmetto)* | *170,000* |
| *Public Improvements (North, Harris, Grand, Rose)* | *524,000* |
| *C.D. Rehabilitation Grants (Taylor, Rio Linda, Harris, Lindsay) plus C.D. Grants for entire project area* | *266,288* |
| *Painting/Beautification Program #91* | *88,204* |
| *Rehabilitation Loan Program (SNAP) #12* | *100,000* |
| *Street Assessment #1 (Branch, May, Grand, North) ($324,000 C.D. funds)* | *433,150* |
| *Street Assessment #2 (South Ave., Dry Creek & Marysville Blvd.) ($84,600 C.D. funds)* | *133,100* |
| *Fig Street Assessment #3 ($556,150 C.D. Funds)* | *745,000* |
| *Street Assessment #4 (Belden, Clay, North, Grand) ($600,000 C.D. Funds)* | *816,100* |
| *HOPE Grants* | *110,072* |
| *Street Assessment #4a ($480,000 C.D. funds)* | *660,700* |
| *Street Assessment #4b P/S* | *50,000* |
| *Street Lighting Assessment* | *16,000* |
| *Sub-total* | *$10,914,729* |
| *Under Construction* | |
| *Four Single-family Homes - Ernest Black* | *$ 152,000* |
| *Limited Acquisition Program - Nine Homes* | *269,675* |
| *Sub-total* | *$ 421,675* |
| *Proposed Construction* | |
| *Assessment District #4b ($500,000 C.D. funds)* | *$ 647,000* |
| *Nine Single-family homes on Nogales Street* | *450,000* |
| *Shopping Center Site (Grand Ave. and Rio Linda Blvd.)* | *500,000* |
| *Four Additional New Homes* | *152,000* |
| *Street Lighting A/D (High, Fell, Grand, North) and P/S (Balsam, Dry Creek, North and South)* | *125,000* |
| *Street Assessment #6 (Plans and Specifications)* | *45,000* |
| *Housing Rehabilitation Programs, approximately 30% of total allocation (1980-81)* | *379,500* |
| *Sub-total* | *$ 2,298,500* |
| *TOTAL* | *$13,634,904* |

*PROJECT NO. 6 (A-16) Alkali Flat*
*1st, 2nd, 3rd Year NDP Area*

| *Completed Construction* | *Date Completed* | *Estimated Market Value (Incl. Land)* |
|---|---|---|
| *40 Low-Moderate Income units (8-9-D Sts. - Bardis/Reynen)* | *9/74* | *$ 1,100,000* |
| *103 Low-Moderate Income units " " Bardis/Reynen)* | *10/75* | *1,000,000* |
| *Mini-Park (9th Sts. - D-E)* | *8/76* | *90,000* |
| *Public Improvements* | *1974* | *200,000* |
| *Historic Structure - 925 G Street (Heritage, Inc.)* | *1976* | *150,000* |
| | *Sub-total* | *$ 3,540,000* |
| *Under Rehabilitation* | | |
| *Purchase & Rehabilitation - 12 buildings (10-12-E-F)* | | *$ 600,000* |
| *Under Disposition Contract* | | |
| *Elderly Housing (40 units) & Senior Lounge (10-11-South side of E St.)* | | *$ 1,430,000* |
| *Victoria Park Condominium Development (24 units) 11th and G Streets* | | *2,600,000* |
| | *Sub-total* | *$ 4,030,000* |
| *Proposed Construction* | | |
| *Mini-Park (11th St. E & F)* | | *$ 85,000* |
| *Purchase & rehabilitation of residential units* | | *100,000* |
| *16 low income units on scattered sites* | | *800,000* |
| *18 market rate condominiums (F St.-9-10)* | | *1,350,000* |
| | *Sub-total* | *$ 2,335,000* |
| | *TOTAL* | *$ 10,505,000* |

*PROJECT NO. 7 (A-16) Oak Park*

*1st Year NDP Area - (37th Street, Santa Cruz, 3rd Avenue-Property line between 1st and 2nd Avenues; 1973-1974)*

*Completed Construction*

| | |
|---|---|
| *26 Rehabilitated Homes* | *$ 75,000* |
| *Public Improvements - Assessment District (12th Ave. to 18th Avenue - Sacramento Blvd. to 99 Freeway)* | *887,000* |
| *Sub-total* | *$ 962,000* |

*2nd Year NDP Area - (14th Avenue, 16th Avenue, 34th Street, 99 Freeway; 1974-1975)*

PROJECT NO. 7 (A-16) Oak Park (continued)

| | Estimated Market Value (Incl. Land) |
|---|---|
| **Completed Construction** | |
| 20 Rehabilitated Homes (Loans and grants) | $ 161,500 |
| Public Improvements - Assessment District (19th Ave. to 22nd Ave. - Sacramento Blvd. to 99 Freeway) | 681,440 |
| Public Improvements - Assessment District (22nd Ave. to 24th Ave. - Sacramento Blvd. to 99 Freeway) | 613,992 |
| Sub-total | $ 2,418,932 |
| **1st Year Community Development Program (1975-76)** | |
| **Completed Construction** | |
| Multi-family 24-unit complex (Broadway at San Jose) | $ 1,329,108 |
| Fire Station No. 6 (8th Avenue & Sacramento Blvd.) | 600,000 |
| Sub-total | $ 1,929,108 |
| **Under Construction** | |
| Oak Park Complex - Multi-Service Center (City/County Building) Sacramento Blvd. at 8th -10th Avenues - 1st Phase | $ 1,952,762 |
| Sub-total | $ 1,952,762 |
| **2nd Year Community Development Program (1976-77)** | |
| **Under Construction** | |
| Mini-Park Development - Temple Avenue at 34th Street | $ 188,400 |
| Limited Acquisition & Rehabilitation of one home | 30,000 |
| Sub-total | $ 218,400 |
| **3rd Year Community Development Program (1977-78)** | |
| **Completed Construction** | |
| Street Lighting Improvements (Plans & Specs. - 6th-12th Avenues, 33rd Street to Sacramento Blvd.) | $ 75,000 |
| Sacramento Blvd. Widening (Plans & Specs. - 8th-12th Aves.) | 75,000 |
| Sub-total | $ 150,000 |
| **4th Year Community Development Program (1978-79)** | |
| **Under Construction** | |
| Sacramento Boulevard Street Widening | $ 445,000 |
| Land Acquisition 35th Street Area | 375,000 |
| Assessment District Warwick/Mascot P/s | 22,000 |
| Sub-total | $ 842,000 |

PROJECT NO. 7 (A-16) Oak Park (continued)

| 5th Year Community Development Program<br>In Progress | | Estimated Market Value (Incl. Land |
|---|---|---|
| 35th Street Land Acquisition | | $ 300,000 |
| Replacement Housing Program | | 100,000 |
| Warwick/Mascot Assessment District | | 300,000 |
| | Sub-total | $ 700,000 |
| **Completed Construction (1976-77)** | | |
| C.D. grants (82) | | $ 288,531 |
| HOPE (129) | | 170,384 |
| Painting/Beautification (179) | | 137,846 |
| Retrofit (3) | | 5,330 |
| Section 312 Loans (3%) (34) | | 528,344 |
| SNAP Loans (33) | | 418,878 |
| | Sub-total | $ 1,549,313 |
| **6th Year Community Development Program** | | |
| **Proposed** | | |
| C.D. $5,000 Grants | | $ 200,000 |
| Oak Park Multi-Service Complex Phase II | | 250,000 |
| Oak Park Street Lighting A/D (5th Ave.-3rd Ave.-33rd St.-37th Street) | | 98,000 |
| Sacramento Boulevard Street Widening | | 200,000 |
| Housing Rehabilitation Programs, approximately 30% of total allocation (1980-81) | | 379,500 |
| Construction of 24 duplex units (35-36- at 5th Ave.) | | 1,700,000 |
| Construction of 21 townhouse units (West side of 35th St.-4-5 Ave.) | | 1,050,000 |
| Construction of 20 single family units on scattered sites | | 1,000,000 |
| | Sub-total | $ 4,877,500 |
| | TOTAL | $15,600,015 |

PHYSICAL DEVELOPMENT PROGRESS REPORT
SUMMARY - ALL PROJECTS
as of 1-1-80

| | | |
|---|---|---|
| **CAPITOL MALL PROJECT NO. 2-A (15 blocks)** | | |
| Completed Construction | $ 118,169,535 | |
| Under Construction | 13,479,532 | |
| Under Disposition Contract | 3,000,000 | $134,649,067 |
| **CAPITOL MALL EXTENSION PROJECT NO. 3 (10¾ blocks)** | | |
| Completed Construction | $ 33,914,133 | |
| Under Construction | 10,550,000 | |
| Under Disposition Contract | 25,959,287 | |
| Proposed Construction | 11,000,000 | $ 81,423,420 |
| **CAPITOL MALL RIVERFRONT PROJECT NO. 4 (40 blocks)** | | |
| Completed Construction | $ 68,572,000 | |
| Under Construction | 25,380,000 | |
| Under Disposition Contract | 10,716,000 | |
| Proposed Construction | 48,528,000 | $153,196,000 |
| **CENTRAL CITY DEVELOPMENT PROJECT** | | |
| Completed Construction | $ 20,750,000 | |
| Under Construction | 11,000,000 | $ 31,750,000 |
| Sub-total | | $401,018,487 |
| **DEL PASO HEIGHTS, NDP PROJECT NO. 5** | | |
| Completed Construction | $ 10,914,729 | |
| Under Construction | 421,675 | |
| Proposed Construction | 2,298,500 | $ 13,634,904 |
| **ALKALI FLAT, NDP PROJECT NO. 6** | | |
| Completed Construction | $ 3,540,000 | |
| Under Construction | 600,000 | |
| Under Disposition Contract | 4,030,000 | |
| Proposed Construction | 2,335,000 | $ 10,505,000 |
| **OAK PARK, NDP PROJECT NO. 7** | | |
| Completed Construction | $ 7,009,353 | |
| Under Construction | 3,713,162 | |
| Proposed Construction | 4,877,500 | $ 15,600,015 |
| Sub-total | | $ 39,739,919 |
| GRAND TOTAL | | $440,758,406 |

| | | |
|---|---|---|
| **TOTAL ALL PROJECTS** | | |
| Completed Construction | $262,869,750 | |
| Under Construction | 65,144,369 | |
| Under Disposition Contract | 43,705,287 | |
| Proposed Construction | 69,039,000 | |
| GRAND TOTAL | $440,758,406 | |

Prepared By:
Robert E. Roche

## WORK PROGRAM AND GOALS FOR 1980

## REDEVELOPMENT AGENCY, CITY OF SACRAMENTO

The Redevelopment Agency of the City of Sacramento will strive to carry out the following work program and accomplish the following goals during the year of 1980:

I. Land Disposition and Development

- To have the remaining seven (7) land disposition parcels (#19 & 20, 45-47, 83-84, 95, 103-107, 113-115-122-123) in the Old Sacramento Historic Project, Project No. 4 which are presently under contract, sold and under construction.

- To have Parcel D-1 (4th-5th-K Mall) presently under contract to Downtown Plaza Properties under construction by its target date of September, 1980. (retail shops).

- To have Parcel H-2 bounded by 3rd-4th-Capitol Mall and N Street presently under contract to Gateway Associates, either under construction, terminated or assigned to a new developer.

- To have final construction plans approved and perhaps construction underway on the office building developments scheduled for the block bounded by 5th-6th-I-J Streets and the site at the southeast corner of 6th and I Streets.

- To encourage the rehabilitation of the Traveler's Hotel at 5th and J Streets and the Ramona Hotel at 6th and J Streets, both of which are vacant, into office building developments.

- To lease retail space in parking Garage "G" along the K Street Mall between 3rd and 4th Streets.

- To begin construction of proposed improvements to the pedestrian undercrossing on K Street between 2nd and 3rd Streets.

- To complete construction of the remaining two unimproved alleys in Old Sacramento, L to J Streets between Front and 2nd Streets, and to coordinate the construction of two to four service courts in the Old Sacramento Project adjacent to these alleys.

- In the Alkali Flat Project Area No. 6 to have the site at the northwest corner of 11th and G Streets sold and under construction with new condominium units.

- To have construction underway on a forty (40) unit elderly complex to be located between 10th and 11th on the southside of E Street.

I. Land Disposition and Development (continued)

- To have rehabilitation completed on nine (9) residential structures in the 10th-11th-E and F area of Alkali Flat.

- To have a mini-park under construction on 11th Street between E and F Streets.

- To have detailed planning underway for a multi-family market rate complex to be located between 9th and 10th on the north side of F Street.

- To obtain funding and prepare construction plans for sixteen (16) low income family units in Alkali Flat.

- To have an Urban Design Manual for Alkali Flat Project, including the 12th Street area, completed and adopted by the Redevelopment Agency.

- To carry out other rehabilitation programs as appropriate in the Alkali Flat Project Area.

- To construct a sixteen (16) unit residential hotel complex for single persons within the Central City.

- In Del Paso Heights Project No. 5 to continue to promote the sale and development of commercial and residential sites along Rio Linda Blvd. between Grand Avenue and Silvano Street.

- In the Oak Park Project No. 7 to obtain financing and prepare architectural plans for a twenty-four (24) unit family project between 35th-36th-4th and 5th Avenues; a twenty-one (21) unit townhouse development on the west side of 35th Street between 4th and 5th Avenues; and twenty (20) single family homes on scattered sites.

II. Land Acquisition

- To complete acquisition of 12 parcels in Oak Park on the west side of 35th Street between 4th and 5th Avenues for a residential complex.

- To begin acquisition of twenty (20) scattered sites in the Oak Park Area for single family housing.

- To begin acquisition of scattered sites in Alkali Flat for sixteen (16) family units.

III. Planning and Design

- To complete the Alkali Flat Redevelopment Plan Amendment.

- To begin review and amendment of Del Paso Heights Redevelopment Plan.

- To complete Redevelopment Plan amendments for the Uptown (Central City) Development Project.

III. Planning and Design (continued)

- To have the Master Plan of the Old Sacramento Waterfront adopted by local public Agencies.

- To encourage progress by the Agency and State Lands Commission in the advertisement and solicitation of proposals for the Dock Study area extending along the Sacramento River from Capitol Mall to S Street.

- To prepare a Final Redevelopment Plan for the McClellan Project, a joint City/County and Federal effort.

- To prepare a Final Redevelopment Plan for the Old Section of Walnut Grove.

- To continue cooperative planning for a proposed convention type hotel with the property owner of a site adjacent to the Community Center at 13th and L Streets.

IV. Rehabilitation Program

- To continue making available low interest loans and grants and Section 312 loans as well as providing technical assistance and relocation to low and moderate income households in all community development areas of the City and County.

V. Public Improvements

- To complete construction of the Liberty House Parking Garage, 6th-7th-K-J Streets.

- To complete construction of the 3rd-4th-K Street Mall.

- To provide financial assistance in the construction of new street improvements in Del Paso Heights Project Area.

- To construct new sidewalks in the block bounded by 10th-11th E and F Streets.

- To carry out relighting of K Street Mall from 4th to 6th Street and 5th Street between L and J Streets.

- To complete design and approve a financing program for Garage P, J-I Sts. beneath Interstate 5.

VI. Miscellaneous

- To expand employment opportunities for jobless, underemployed and low income persons.

- To continue Redevelopment assistance to the historic town of Locke with fire protection and preservation.

- To prepare two UDAG grant applications.

VI. Miscellaneous (continued)

- To prepare a grant application under EDA for the Old Sacramento Waterfront.

- To prepare a grant application for residential hotels under DHUD's Innovative Grant Program.

- To complete appraisals and the feasibility study for the multi-modal transportation center.

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## EXAMINATION OF 1979 ACHIEVEMENTS

Substantial progress was made in various Redevelopment Project Areas during 1979 under the following categories:

I. Land Disposition and Development

- In the Capitol Mall Project No. 2A, construction began on a fifteen (15) story highrise condominium project located at the southeast corner of 5th and N Streets. Completion is expected in late 1980.

- In the Capitol Mall Extension Project No. 3, the Old Sacramento area, construction was begun and is now nearing completion on the four (4) story historic Fratt Building Parcel #98 located at the southeast corner of 2nd and K Streets.

- Construction was begun on the Barriga and Frey Buildings, Parcels #95 and #96, adjacent to the Fratt Building on 2nd Street.

- In the Capitol Mall Riverfront Project No. 4, contracts were executed in the Old Sacramento Project on Parcels #48, 54,83 and 84. These were the last of the available parcels in the historic area.

- A contract was executed with 5th and I Associates for purchase and development of the 5th-6th-I-J Block for a major office building.

- A tentative selection was made of the REDE Company for an office building development at the southeast corner of 6th and I Streets.

- Restoration began on the Pioneer Hall and Bakery Building Parcel #53 located on J Street between Front and 2nd Streets.

- A contract was entered into with Chuck O'Neal for reconstruction of the City Market Parcel #54 also located on J Street between Front and 2nd Streets.

- Construction began and is nearing completion on the New York Drug Store Parcel #40 located at the northeast corner of Front and K Streets.

I. Land Disposition and Development (continued)

- Construction was completed on Pacific Stables Parcel #73 on 2nd Street near L Street.

- Restoration continued on the Booth Building and Leggett Ale Building Parcels #36A and 37 on Front Street between K and J Streets.

- Although a state undertaking, substantial progress was made on the historic railroad museum on the north side of I Street between Front and 2nd Streets. Completion is scheduled for late 1980.

- Construction continued on the Riverfront Plaza 91 unit condominium project at 3rd and P Streets. Completion is scheduled for Spring, 1980.

- Construction began on Capitol Development Company Office building and parking garage at 11th and J Streets.

- In the Alkali Flat Redevelopment Project No. 6, proposals were received and a tentative selection made of Victoria Park Condominium Project to be constructed at the northwest corner of 11th and G Streets. The twenty-four (24) unit complex will cost $2.6 Million.

- Final construction plans were completed on a forty (40) unit elderly housing project to be located on the south side of E Street between 10th and 11th in Alkali Flat. Construction will begin in April, 1980.

- In the Oak Park Redevelopment Project No. 7 substantial progress was made on the multi-service complex at 9th Avenue and Sacramento Blvd. as a City Recreation building is nearing completion and a county social service building is under construction.

II. Land Acquisition

- In Alkali Flat, five (5) parcels were acquired on the south half of Block E-F-9th-10th Streets for a future residential project.

- In Oak Park, funds were released in late 1979 for acquisition of 12 parcels on the west side of 35th Street between 4th and 5th Avenues for a future residential complex. Acquisition will begin in February, 1980.

III. Planning and Design

- Final drafts were completed on the Redevelopment Plan Amendments for both the Alkali Flat Project Area and the Central City Project (Uptown). Public hearings are to be scheduled for early 1980.

- The State Lands Commission continued its deliberations on the disposition procedure for the Docks Study area along the Sacramento River between Capitol Mall and S Street. Final public hearing should be held in the Spring of 1980.

- A Preliminary Redevelopment Plan was adopted for the McClellan Redevelopment Project, a joint City/County and Federal effort. The selection of a consultant to prepare the final redevelopment plan will take place in early 1980.

IV. Rehabilitation

- During 1979, a total of 330 rehabilitation loans and grants were processed in the City and County Community Development areas.

V. Public Improvements

- Two public parking structures were completed during 1979. 1) A 1345 space, five level garage costing $7.5 Million is now being operated by the City of Sacramento at 3rd-4th-L and K Streets to serve the Macy Department Store, the Capitol Plaza Hotel and the Old Sacramento Historic Project; and 2) a 453 space, two level underground garage was completed beneath the Weinstock Department Store at 6th and L Streets. Total cost was $5.5 Million.

- Construction also began on a three level parking structure at the Liberty House site at 6th-7th-K and J Streets. 330 spaces will be provided at a cost of $3.5 Million.

- The K Street Pedestrian Mall was completed between 6th-7th Streets as part of the Weinstock Garage Construction.

- Construction began on the K Street Mall between 3rd and 4th Streets as part of the Capitol Plaza Hotel and Public Garage Complex.

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## COMPARISON OF ACHIEVEMENTS WITH 1978-79 GOALS

The above noted achievements represent the accomplishments of all of the 1978-79 work program and goals with these exceptions:

- Parcel H2 in Project No. 3, Parcels #19 & 20, 45-47, 95, 103-107 and 113-123 in Old Sacramento are not as yet under construction due primarily to financing problems.

- Certain vacant commercial and residential parcels in Del Paso Heights Project are not yet under contract due to location, proximity to undesirable bars and cardrooms, and general lack of interest on the part of prospective purchasers.

- Final public hearings have not been held on Alkali Flat Plan Amendments nor the Central City Development Project Plan Amendments, nor has planning begun on Del Paso Heights Redevelopment Plan update due to the heavy time commitments of the City Planning staff who are to carry out these functions.

- Shopping center development in Oak Park was not begun due to other funding priorities established by the City Council.

## *RECOMMENDATIONS FOR LEGISLATIVE CHANGES - 1980*

*It is recommended that the following legislation be enacted:*

1. *That the Health and Safety Code Section 33645 be amended to provide that the maximum rate of interest on bonds or indebtedness issued by a Redevelopment Agency not exceed ten percent (10%) with a five percent (5%) discount as set forth in AB 329.*

2. *That Revenue and Taxation Code be amended as it is proposed in AB 1995 to provide for reimbursement to Redevelopment Agencies for loss of business inventory tax caused by the enactment of AB 66 of the 1979 legislative session.*

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